A. AVOCADO ACRE HOMES DEVELOPMENT CORP. (Applicant)

03-2-CZ14-1 (02-302) Area 14/District 8 Hearing Date: 9/30/03

Property Owner (if different from applicant	.) <u>Same.</u>		
Is there an option to purchase □/ lease zoning request? Yes □ No ☑	the property predi	cated on the ap	oroval of the
Disclosure of interest form attached? Yes	s ☑ No □		
Previous Zoning	Hearings on the Pro	<u>perty:</u>	
Year Applicant	Request	Board	Decision
			NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 14 MOTION SLIP

Applicant Name: AVOCADO ACRE HOMES DEVELOPMENT CORP.

FOR: KEN	tative: JUAN NES, TORBES, TORBES, TORBES, TORBES, TORBES, TORBES, SOLLACK,	Ravis Johnson Silvia Volcker	Objec Heari	Ctors: M Pa Gill Chr ng Date	le/Mes. Ku tricia ter bert Alva istine Whall e: June 26, 2	chinsky, Ris, Pam Rez, Tim len, Mari	MARIA Roberts nela Gray othy Cho na Patterson
	1	Resolution No. CZA	B14	03	-		
Motion: Per Depart	tmei -				nditions:		-
Per DIC			➤ Defer	red to: _	9/30 % le	rave to a	brond
Approved a	as Requested	******	Witho	Irawal _			
Denied Wi	ithout Prejudice	DEPT.	REC:	approv	val of zone of	change to	EU-S proffered
Denied Wi	ith Prejudice			coveno	int.	ance or	hottered
Other:			, . 				
	ans accepted?	YES					
			Yes	No	Absent]	
	Samuel L. Ball		~ -	 		1	
	Mabel G. Dijks	stra M	17	_		-	
	Don Jones Curtis Lawren		1 7	 	+	-	
·	Charlie McGar		+	+	+-4-	_	:
	Dr. Pat Wade	S	1	 		4	
	Wilbur B. Bell		1			1	
EXHIBITS:		VOTE: <u>6</u> TO		ty Attorn	nev:Rou R	ernstei	N
							•

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Avocado Acre Homes Development

PH: Z02-302 (03-2-CZ14-1)

Corporation

SECTION: 33-56-39

DATE: September 30, 2003

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o **REQUEST**:

On 5/8/03, the Board of County Commissioners remanded this item back to Community Council #14:

AU to EU-1

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from Agricultural District to Single Family One Acre Estate District.

o LOCATION:

Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

o SIZE: 34.57± Acres

o IMPACT:

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY:

On February 25, 2003, the Community Zoning Appeals Board-14 (CZAB-14) denied without prejudice the originally requested zone change to EU-S. The applicant appealed said decision to the Board of County Commissioners (BCC). The applicant submitted a revised plan and on May 8, 2003, the BCC remanded this application back to the CZAB-14 for reconsideration with the amended zoning to EU-1.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities

allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; grove

Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU & EU-1; single family

residences

Residential, 1 to 2.5 dua

family residences (under

construction)

SOUTH: AU & EU-S; grove & single

Residential, 1 to 2.5 dua

EAST:

AU & EU-1; single family

Residential, 1 to 2.5 dua

residence

WEST:

AU & GU; grove & single

family residence

Agriculture

This approximate 35 acre parcel is located on the south side of SW 272 Street, east of SW 157 Avenue and west of SW 154 Avenue. The parcel is located east of the Urban Development Boundary line. There are single family homes in the EU-1 neighborhood to the east with a new EU-S subdivision under construction to the south.

E. SITE AND BUILDINGS: (no site plan was submitted for the now requested EU-1 zoning)

Site Plan Review:

Scale/Utilization of Site:

Acceptable

Location of Buildings: Compatibility:

N/A

Landscape Treatment:

Acceptable N/A

Open Space:

N/A

N/A

Buffering:

N/A

Access:

N/A

Parking Layout/Circulation: Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
Fire Rescue
Police
Schools
No objection
No objection
No objection
No objection
No objection
Schools
30 students

H. ANALYSIS:

On February 25, 2003, the Community Zoning Appeals Board (CZAB-14) denied this application without prejudice by a vote of 7-0. The applicant appealed said decision to the Board of County Commissioners (BCC). The applicant submitted a revised plan and on May 8, 2003, the BCC remanded this application back to the CZAB-14 for reconsideration with the revised plan. This application was deferred from the June 26, 2003 meeting of the CZAB-14 upon the request of the applicant with leave to amend. The applicant has subsequently amended this application and is now seeking a zone change from AU, Agricultural District, to EU-1, Single Family One Acre Estate District, in lieu of the originally requested EU-S, Estate Use Suburban District. The advertisement has been changed to reflect same. No site plan was submitted with the EU-1 zone change request and, as such, a site plan is not under consideration with this application.

The subject property is located on the southeast corner of SW 272 Street and SW 157 Avenue. As stated above, the applicant has amended the request and is currently seeking a zone change from AU, Agricultural District, to EU-1, Single Family One Acre Estate District, in lieu of the originally requested EU-S, Estate Use Suburban District. EU-1 zoning permits a minimum lot area of 43,560 sq. ft., a minimum lot frontage of 125', and a minimum lot

depth of 200' whereas the originally sought EU-S zoning permits a minimum lot area of 25,000 sq. ft., a minimum width of 125', and a minimum depth of 135'.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application. This land requires platting and the road dedications and improvements will be accomplished through the recording of same. The originally proposed EU-S zone change would generate an additional 47 p.m. daily peak hour vehicle trips on the area roadways and the now requested EU-1 zoning will generate 40 p.m. daily peak hour vehicle trips. However, said trips will not change the level of service (LOS) on same which are currently at LOS "B," "C," and "E." Miami-Dade Public Schools indicates that the originally proposed EU-S zoning as well as the currently proposed EU-1 would bring an additional 30 students into the area's public schools. The applicant's legal counsel met with the School Board on May 2, 2003 pursuant to the Interlocal Agreement. As a result of that meeting, the applicant voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

This application will allow the applicant to provide additional housing for the community. The Master Plan designates this site for Estate Density residential use, which permits a maximum density of 2.5 units per gross acre for a maximum development of 86 units on this site. The proposed EU-1 zoning permits a density of 1.0 units per gross acre for a maximum development of 34 residential units on this site whereas the originally sought EU-S zoning would have allowed a density of 1.74 units per gross acre for a maximum development of 60 units. EU-1 zoning will be **consistent** with the Master Plan. The surrounding area consists of AU and EU-1 zoning to the east and north, AU and EU-S zoning to the south and AU and GU zoning to the west. The EU-1 zoning districts to the north and east are developed at a density of 1 unit per gross acre and the EU-S zoning district to the south is developed at a density of 1.6 units per gross acre. The proposed EU-1 zoning will be **compatible** with the surrounding area. Accordingly, staff recommends approval of the zone change to EU-1.

I. **RECOMMENDATION:** Approval.

J. CONDITIONS: None.

DO'QW:AJT:MTF:REM:JDR

DATE INSPECTED: 01/28/03

DATE TYPED: 02/05/03 **DATE REVISED:** 02/18/03; 02/20/03; 04/07/03; 04/15/03; 05/29/03; 06/13/03; 09/15/03

DATE FINALIZED: 02/18/03, 02/20/03, 04/07/03, 04/15/03, 05/23/03, 06/15/03, 09/15/03

Diane O'Quinn Williams, Director

Miami-Dade County Department of Planning and Zoning



MEMORANDUM





TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

DATE:

September 15, 2003

SUBJECT:

C-14 #Z2002000302-Revised

Avocado Acre Homes Development

Corp.

SEC of SW 157th Avenue & SW 272nd

Street

DBC from AU to EU-S

(34.57 Ac.)

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 1,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,020 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

C-14 #Z2002000302-Revised
Avocado Acre Homes Development Corp.
Page 2

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

C-14 #Z2002000302-Revised
Avocado Acre Homes Development Corp.
Page 3

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Avocado Acre Homes Development Corporation

This Department has no objections to this application.

Lots facing SW 157 Ave. and SW 272 St. must have circular driveways.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 40 PM daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9920	SW 264 St. e/o Krome Ave.	В	В
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E
9860	SW 157 Ave. s/o SW 272 St.	C	C
9926	SW 280 St. e/o US-1	С	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

(aul A. Pino, P.L.S.

SEP. 19 2003

Date

MIAMI-DE FIRE RESCUE DEPETMENT ZONING COMMENTS

Hearing Number: 02 - 302	C-14
Service Impact: Yes No	
Location: <u>SEC</u> SW 157 AVE. \$ SW 272 ST.	
Recommendation: No objection * Plans: Denial *	Yes No
*	
Estimated number of alarms generated annually by application:	34.5 AC.
If there is an impact, below is the service availability:	<i>3</i> 7. <i>3</i>
Station District 6 Grid 2512 DUBF 60	Occupancy Type/
Impact of additional calls on closest station:	
☐Moderate Impact. Planned station(s) will mitigate impact.
Planned Service to Mitigate:	Walinda ha
Service Location	Year to be Completed
□ None	
ACCESS: Description of Concern(s):	
□ Gated entrances must have a minimum 15' width and must provide an elevalever to activate the gate for fire department use. □ Access lanes are to be a minimum of 20 feet wide with a vertical clearance Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet the AHJ shall be permitted) (Florida Fire Prevention Code) □ Fire Engineering & Water Supply Bureau site plan review and approva	of 13 feet 6 inches. eet. (T or Y turnaround acceptable to
OTHER CONCERN(S):	
Reviewed by: Carlos Heredia Phone: (786) 331-4544	Date: <u>January 13, 2003</u> Revised 4/18/02



Miami-Dade County Public Schools

giving our students the world

Administrative Director Ana Rijo-Conde, AICP

May 15, 2003

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Superintendent of Schools

Re:

Avocado Acre Homes Development Corp. - Application No. 02-302 (CC14)

Southeast corner of SW 272 Street and SW 157 Avenue

Revised

Miami-Dade County

Miami, Florida 33128

Zoning Evaluation Section 111 N.W. 1 Street, Suite 1110

Ms. Ruth Ellis Myers, Acting Supervisor

Department of Planning and Zoning

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary School, Redland Middle School and South Dade Senior High School currently operating at 129%, 151% and 131% of FISH capacity, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Redland Elementary School and South Dade Senior High School to 131% and 132%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 2, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers May 15, 2003 Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 46-unit development is estimated to generate approximately \$112,608 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good Coordinator III

PG:am L-1086 Attachment

cc:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Ivan Rodriguez Ms. Vivian Villaamil

Mr. Juan Mayol

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-302, Avocado Acre Homes Development Corp. (CC14)

REQUEST:

Zone change from AU to EU-S

ACRES:

34.57± acres

LOCATION:

Southeast corner of SW 272 Street and SW 157 Avenue

UNITS:

46 units (as per site plan submitted)

ESTIMATED

STUDENT

POPULATION:

30 students*

ELEMENTARY:

14

MIDDLE:

7

SENIOR:

9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Redland Elementary - 24501 Sw 162 Ave.

MIDDLE:

Redland Middle - 16001 SW 248 St.

SENIOR HIGH:

South Dade Senior - 28401 SW 167 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redland Elem	1072/ 1086*	829	129%/ 131%*	0	129%/ 131%*
Redland Middle	1763/ 1770*	1144	154%/ 155%*	25	151%/ 151%*
South Dade Sr.	2824/ 2833*	1871	151%/ 151%*	283	131%/ 132%*

^{*} includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Redland Elementary:

Access to computers:

In each classroom, in special

computer labs and media center

Capital Improvements in the past school year:

None

Recognition for Academic Achievement:

FL School Recognition as an "A+"

School

Special Programs:

Before/After-school Care

Lunch schedule:

Begins at 10:15 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

Spanish S/SL

Redland Middle:

Access to computers:

In special computer labs and media

center

Capital Improvements in the past school year:

None

Recognition for Academic Achievement:

Silver Award

Special Programs:

Tutoring

Lunch schedule:

Begins at 11:19 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium

Teachers required to float/travel:

Language Arts, ESOL, Math,

Science and Geography

South Dade Senior High:

Access to computers:

In each classroom, in special

computer labs and in the Media

Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge,

Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social

Studies Math, Business, English,

Fconomics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of April 2003):

School

Status

Projected Occupancy Date

*State School "HHH"

Construction

August/2003

at Robert Morgan Vocational Tech.

18180 SW 122 Avenue Miami, FL 33177

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$174,990.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY

\$ 13,185 = \$ 184,590 14 x

MIDDLE **SENIOR**

\$ 15,118 = \$ 105,826 7 x

\$20,005 = \$180,045

Total Potential Capital Cost

\$ 470,461

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



	Applicant Name & Number	Location Address	United Students	Schools	Community Councill Date	Approver Design Commen
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/
10	HUGO G. MORALES, TRUSTEE #01-203	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave, on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

16	ALLAPATTAH NURSERY, LTD 約2-155 約2-228	E of SW 112 Ave. and N of SW 240 St	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.



SCHOOLS	STUDENT POPULATION	STUDENTS PER	CUMILATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION
		PROJECT APPROVED		PERMANENT		INCLIDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE	1151	2	1153	840	0	137%
ELEM PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12262	1130	13382	9272	790	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	59105	502	\$0807	7475	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
·						
SEMOR HIGH TOTALS	10923	457	1078G	6812	697	149%

TOTAL 32680 2089 34769 23561 1727 137%

CHARTER SCHOOLS 2002-2003

Mail	Name and Address	Actual Enrollment	2002-2003 Pre	ojected Enrollme	ent	Grade	ACCESS	Voting
Code	Of Charter School	(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	ı	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	ı	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	36	K-2	ı	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	ı	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	ı	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	111	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	190	210	230	6-8	IV	2

Mail	Name and Address	Actual	Pro	jected Enrollme	nt	Grade	ACCESS	Voting
Code	Of Charter School	Enrollment (10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	600	600	600	K-5	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	400	400	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-2	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-7	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

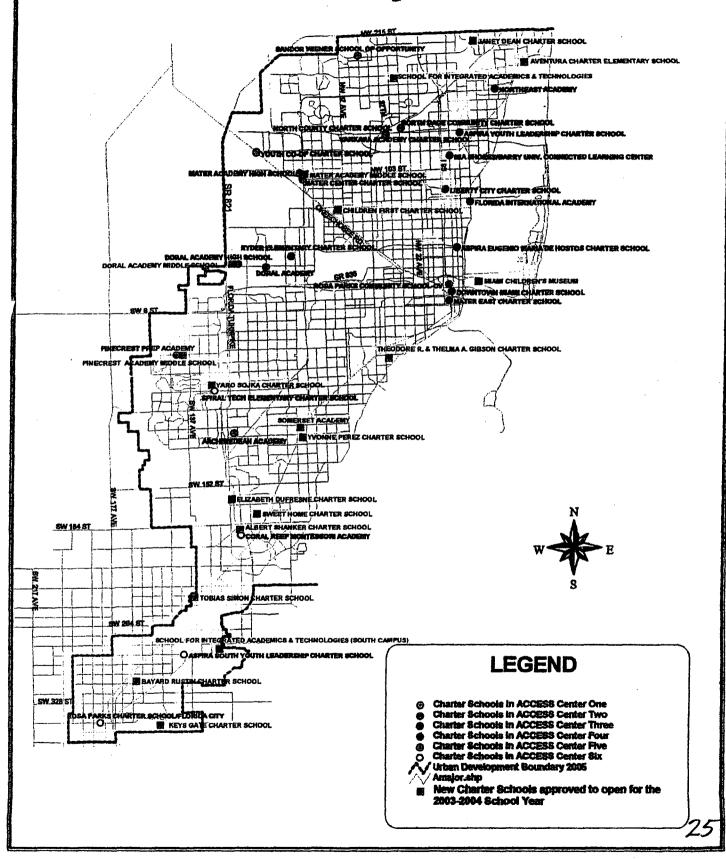
Name and Address	Pro	ojected Enrollmer	03-04	Max Grade	(Rev. 3/2	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	1
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	1
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II ·
lanet Dean Charter School ves Dairy Rd. between NE 10 & 12 Ave., Marni, FL	1,200	1,200	1,200	K-8	K-8	11
Children First Charter School 190 W. 20 Street Haleah, FL 33010	150	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	111
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	200	300	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	350	350	350	K-5	K-5	IV
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	600	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	1,200	1,200	1,200	K-8	K-8	V
Sweet Home Charter School 17201 SW 103 Avenue Miami, FL	100	775	1,075	Kindergarten	K-8	V

Name and Address	Pro	jected Enrollmen	t	03-04	Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Elizabeth duFresne Charter School						VI
SW 117 Ave. &164 Terrace	1,000	1,000	1,000	K-5	K-5	
Miami, FL			·			
Yaro Sojka Charter School						VI
SW 127 Ave. & 72 Street	1,200	1,200	1,200	K-8	K-8	1
Miami, FL					<u> </u>	
Albert Shanker Charter School				,		VI
SE corner of Turnpike & Quail Roost Dr.,	1,200	1,200	1,200	K-8	K-8	
Miami, FL						
Bayard Rustin Charter School	1					VI
SW 312 St. & 167 Avenue	1,600	1,600	1,600	K-8	K-8	
lomestead, FL					<u> </u>	
Tobias Simon Charter School						VI
24400 SW 137 Avenue	1,200	1,200	1,200	K-8	K-8	
Miami, FL						}
Keys Gate Charter School						VI
SW 152 Ave. & SE 24 Street	800	900	900	K-8	K-8	
Homestead, FL	- [. (-1

^{*}temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Appulitoralitation continued to a	and to strong	nan wars
	oby is the intervals of the same of the sa	r Matamban Emalinia inc. do ale. 🛴
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY SBC AMOUNT OF FEE 399.00	
RECEIPT #	PECEIVEN
RECEIPT #	MAR 17 2003
BY CZAB #	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT
·	DATE RECEIVED STAMP
This Appeal Form must be completed in accordance with the and in accordance with Chapter 33 of the Code of Miami-Dade be made to the Department on or before the Deadline Date pres	County, Florida, and return must
RE: Hearing No. <u>Z2002-0302</u>	
Filed in the name of (Applicant) _ AVOCADOS ACRE HOME	ES DEVELOPMENT CORPORATION
Name of Appellant, if other than applicant Richard M.	. Brenner, President
Address/Location of <u>APPELLANTS</u> property: Southeast corner of SW 157th Avenue and SW 272nd S	Street
Application, or part of Application being Appealed (Explanation) Denial of application for district boundary change	
Appellant (name): AVOCADO ACRE HOMES DEVELOPMENT CON hereby appeals the decision of the Miami-Dade County Commireference to the above subject matter, and in accordance voltapter 33 of the Code of Miami-Dade County, Florida, hereby of County Commissioners for review of said decision. The group reversal of the ruling of the Community Zoning Appeals Board a (State in brief and concise language)	unity Zoning Appeals Board with with the provisions contained in makes application to the Board unds and reasons supporting the
This application met all requirements and standard Miami-Dade County Code for district boundary change change to levels of service standards, and is conscible, and compatable with the surrounding area. The professional staff, on this basis, recommended approfessional staff, on this basis, recommended approfessional staff.	es, resulted in no istent with the he County's

Page 1

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OFFLORIDA	
COUNTY OF MIAMI-DADE	
Before me the undersigned authority, personally (Appellant) who was sworn and says that the Apport a Community Zoning Appeals Board decision.	appeared RICHARD M. BRENNER pellant has standing to file the attached appear
The Appellant further states that they have stand Zoning Appeals Board matter because of the follow	
(Check all that apply)	
Participation at the hearing Original Applicant Original Applicant Written objection, waiver or consent	
Appellant further states they understand the mea and that under penalties of penjury, Affiant declare	
Further Appellant says not.	
Witnesses: Activale	
Signature Nocla Perez Print Name	Appellant's elonature RICHARO M. BRENNER Print Name
Vapas V	
Signature Johana Whez Print Name	
Sworn to and subscribed before me on the 2 d	ay of March year 2015.
Appellant is personally know to me or has produce dentification.	as as
	Guca ammeni
ERICA CAMMAREN MY COMMISSION # DD 068300	(Stamp/Seal)
EXPIRES: October 30, 2005 Barried Titre Metury Audit Unservators	Commission Expires:

APPELLANT MUST SIGN THIS PAGE

Date: 2 day of	_ year2003
Signed	
	Print Name
	Mailing Address
	Phone Fex:
REPRESENTATIVE'S AFFIDAVIT	
you are filing as representative of an association or other entity, so indicate:	•
association of other stiffly, so a preside	AVOCATE ACRE HOMES DESTROYMENT CORPORITION
	Signature -
	Print Name
	21 S.E. 1ST AVENUE, SUITE 800 Address
	MTAMI FL 33131 City State Zip
	(365) 372-8.899
•	Telephone Number
subscribed and Swom to before me on the	12 day of 1/0-10h year 2003
	Motary Public
ENCA CHIAMPER	Notary Public
EXPERENCE Content SQ. 2005	(stamp/seal)
:	Commission expires:

Page 2

RESOLUTION NO. Z-5-03

WHEREAS, AVOCADO ACRE HOMES DEVELOPMENT CORPORATION had

applied to Community Zoning Appeals Board 14 for the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of The SW ¼less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼ less the east 200' of the west 477.3' of the north ½ of the NW ¼ of the NW ¼ of the SW ¼ less the SW ¼ of the SW ¼ of the NW ¼ of the SW ¼ and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, upon due and proper consideration having been given to the matter, it was the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and said resolution was denied by CZAB14-8-03, and

WHEREAS, AVOCADO ACRE HOMES DEVELOPMENT CORP. appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners, for the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of The SW ¼less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼ less the east 200' of the west 477.3' of the north ½ of the NW ¼ of the NW ¼ of the SW ¼ less the SW ¼ of the SW ¼ of the SW ¼ and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals

Board 14 and after having given an opportunity for interested parties to be heard, it is the

33-56-39/02-302 Page 1 Z-5-03 29

opinion of this Board to vacate resolution CZAB14-8-03 and to remand the application back to Community Zoning Appeals Board 14 for further consideration with leave to amend, and

WHEREAS, a motion to vacate resolution CZAB14-8-03 and to remand the application back to Community Zoning Appeals Board 14 for further consideration with leave to amend was offered by Commissioner Katy Sorenson, seconded by Commissioner Joe A. Martinez, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Dennis C. Moss	aye
Jose " Pepe" Diaz	absent	Dorrin D. Rolle	aye
Betty T. Ferguson	absent	Natacha Seijas	absent
Sally A. Heyman	aye	Katy Sorenson	aye
Joe A. Martinez	aye	Rebeca Sosa	aye
Jimmy L. Morales	aye	Javier D. Souto	absent

Chairperson Barbara M. Carey-Shuler

aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that Resolution CZAB14-8-03 is vacated and that the application is hereby remanded to Community Zoning Appeals Board 14 for further consideration with leave to amend.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Department of Planning and Zoning.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 8th day of May, 2003.

No. 03-2-CZ14-1
ej

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida
By
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 9^{TH} DAY OF JUNE, 2003.

33-56-39/02-302 Page 2 Z-5-03 30

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-5-02 adopted by said Board of County Commissioners at its meeting held on the 8th day of May, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 9th day of June, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



RESOLUTION NO. CZAB14-8-03

WHEREAS, AVOCADO ACRE HOMES DEVELOPMENT CORP. applied for the

following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼ less the east 200' of the west 477.3' of the north ½ of the NW ¼ of the NW ¼ of the SW ¼ less the SW ¼ of the SW ¼ of the NW ¼ of the SW ¼ and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and at which time the applicant
proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied,

WHEREAS, a motion to deny the application was offered by Samuel L. Ballinger, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	aye	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 25th day of February, 2003.

Hearing No. 03-2-CZ14-1 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-8-03 adopted by said Community Zoning Appeals Board at its meeting held on the 25th day of February, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Avocado Acre Homes Development Corp.	Lying on the southeast corner od SW 272 ST and SW 157 AVE, Miami-
- -	Dade County, Fl.
APPLICANT	ADDRESS
September 30, 2003	02-302
DATE	HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of September 8, 2003

Franklin' Gutierrez, Agenda Coordinator TO:

Department of Planning and Zoning

DATE:

September 18, 2003

SUBJECT:

Police Statistical Data for Community Council

Board #14 Zoning

Meeting on

September 30, 2003

FROM:

Veronica M. Salom, Commander Budget and Planning Bureau Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

Avocado Acre Homes Development Corp.; Hearing #02-302 Grid 2512

Location: Lying on the southeast corner of SW 272 Street and

SW 157 Avenue.

Gerardo Diaz: Hearing #02-114 Grid 2574

Location: 16520 SW 296 Street.

FRV Development; Hearing #03-150 Grid 2174

Location: 290' north of SW 184 Street and east of theoretical SW

109 Avenue.

Robert Carter, Trustee, and Damaaj International, Inc.; Grid 2554

Hearing #02-303

Location: Southwest corner of SW 164 Avenue and SW 288

Street.

Sainz Electronics, Hearing #03-137 Grid 2549

Location: West side of SW 187 Avenue and lying south of

theoretical SW 291 Street.

There are five attachments which represent the above five hearings; each has a gridmap cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through August of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on September 11, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle Received by theft, and arson. **Zoning Agenda Coordinator**

Received by **Zoning Agenda Coordinator**

SEP 16 2003

SEP 1 6 2003

A summary of the information requested is shown below:

Grid Number (Address*)	Hearing Numbers	Total Calls 2002	For-Service 2003 (Jan-Aug)	Total Part I 2002	& II Crimes 2003 (Jan-Aug)	
2512	02-302	75	40	12	10	
2574	02-114	1441	⊴⊱ 880	159	105	
16520 SW 296 St*	02-114	∵ 0*	12.	100		
2174	03-150	1419	832	126	89	
2554	02-303	254	192	39	29	
2549	03-137	279	128	14	10	

^{*}Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia A. Rutherford, at 305-471-2514.

VMS/go Attachments (5)

Avocado Acre Homes Development Corp; Hearing # 02-302 GRID 25/2 Location: Lying on the Southeast corner of SW 272 Street and SW 157 Avenue

		Lo	catio	n: Lyi	ng on	the So	uthea	St cor	ner o	1 244	2123	ti eet ai	• • •					058	<u> </u>
7,620		***************************************	estra de la companya	25-7040 E		en de la company							W155 ST	VII-		2087	2088	2089 SW 99	90
2 4.2 2 4.2 3 5 5	A 31	2044	.2045	2M 127 50				W 152 51	2082	2083	2084	5085			A TURIPIK	086	}	11	
1	74 M	2075	2076	2077	2078	2079 AV	2080	25	- 60	211Z	<u>5W 180 ST</u> 2113		7	2085	FLORIDA	2115		2147	+
2102	f	2104	2105	2106	2107MS	2108	2109	2110	2111 SW 171 5	SW 188 ST	/ =		ر	-, ,	١ ١	2144 214	2146		 -
	+	SW 153		2133	2134	2135	2136	2137	2138 SW - 78 S	, /\	2141	2		5143 sw	2173	217	4 101 217	} /	21' SW 18
60 \frac{\mathsquares}{2} 129		2162	2163	2154	2165	2156	2167	2168	2159		2141		184 57		2 22 2202 g Or			7 3 3 7 3 3 7 3 3 7 3 3 7 3 3 7 3 3 3 3	, S.
5 %2160	187 2161		-	7100	2191	2192	2193	2195/	2196	219	2198 SW 192	7.53 86	2200	2201 <u>Ş</u> 2236≥	10 P	BZ38	22Q \$2	×_,/:	2209
2186	216		218	SW 197	\$ T	222eg		2229	2230	2231	2232	2233	2235 2235 28W 128	2236%	2237	2238 SW 200 ST	2239		
2220	7227	2222		23 2224	5	7251	126/	2263	2264	2265	2266	2267	2268 SW 1	2269	2270 Sw 208 ST	2271	294 237	AUSBEAN BI	^=
2255	2256	2257	225			SW 208		2285	2286	228	7 2288	2289≷	2290	2291	2292	2293	A	¢C∄oR	900½
227 08	2278	2279	228	30 228	228 S SW 21	6 ST .	<u> </u>		-	+	6 231	2318	2319	2320	2321	W 112	2323 SW 224 ST	2326 /23	327
230	230	230	8 23	09 231		1 2312	2313	2	SW Z	24 51		SW 137	2350	2351	2352	235		2354	W BYA
<u> </u>		233	8 23 32 ST	39 23 23	234	<u>u</u>		2345	VER PALA	u R			2378/	2380	2381	2382	2383	2384	2385
366	5366		267 2	2368	237	70X 237	1 2372	2 2373	3 237 Sw 2	1 .	75 237		\$ 237 SW 242	<u></u>	2408	5w 240 5	2410	2411	2412
<u>W 240</u>	2393	239	4 23	395 239	23		8 2399 CONTUT PAL	1	0 240			240	+		2438	2439	2440/≥	7 248 ST	 244 [£]
1423	2424	a	25 24	426 242	27 242	28 242	2430	243	243	2 24	33 243	4 2435 SW:	. 7	2437 FLOR 245	DATURNO	2465	2466	245/2	2468
450	2451	ED	258 ST 52 2	453 24	54 245	(2	245	a 245	g 244	BAUE	ROR	452	249			5W 284 ST 2494	ි 2495	2496
2476	BAUER 247		78 2	479 . 24	80 24		264 ST 12 248	3 248	4 248		72 ST	248	9 249	os	12 A	2517-A	5517	2518	25 19 sw <i>2</i> 78
	₽MX	OREOR		2507 E 25	08 25	09 MS	10 251	1 5 25	/ 4	` `	2514 (-	2515 251	6	2538	₹ 5538	6538	2539 sw 280 si	5539	2540
2504		50	/ 280 ST	S)		32 25	33 25	34 23 S	8535 C' 25		<u>\$W.17</u> 2537	ිදිදු 653	1 "		\rightarrow	1	5560 N	2561	2562
2527	252	28 25		BISCAYNE C	DR .		554		- 22	57	2558	5W 2			~		3	SW 298 5	<u>-</u>
2548	25	49 2	550	,2572 AV	552 25 CCADO DE 25732	1	25	55	₹ <u></u>	1	N 298 ST	555 550 550	3		2560		2580	38 co	31
257	o -25	港	57T	55/Z			2575 25 2595 25		597 25	25/9 598/	599.			Air Force B		/2600	2601	26	02
2589	259	O SW 187 A	259182 259182	25920 125920	2593	2504 (5)	2595) 25 595 - 25	AND THE CAMPA	6 Y Z	2619									
2.25	102	511																	

Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2512")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2512	13	SPECIAL INFORMATION/ASSIGNMENT	1
!	14	CONDUCT INVESTIGATION	9
	15	MEET AN OFFICER	23
	17	TRAFFIC ACCIDENT	2
	19	TRAFFIC STOP	4
	20	TRAFFIC DETAIL	1
	21	LOST OR STOLEN TAG	1
	25	BURGLAR ALARM RINGING	8
	26	BURGLARY	5
	27	LARCENY	1
	28	VANDALISM	1
	32	ASSAULT	3
	34	DISTURBANCE	11
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	1
	41	SICK OR INJURED PERSON	1
	54	FRAUD	1

Total Reported: 49

Total Not Reported: 26

Total for All Grids: 75

Summarized Grid Information By Signal For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2512")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2512	14	CONDUCT INVESTIGATION	7
	15	MEET AN OFFICER	15
	18	HIT AND RUN	1
	19	TRAFFIC STOP	3
	21	LOST OR STOLEN TAG	1
	25	BURGLAR ALARM RINGING	5
	26	BURGLARY	3
	27	LARCENY	2
	32	ASSAULT	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1

Total Signals for Grid 2512:

40

Total Reported: 23

Total Not Reported: 17

Total for All Grids: 40



Part I and Part II Crimes w/o AO For Specific Grids

From 2002-01-01 Thru 2002-12-31 YEAR: 2002

Grid(s): 2512

Crime Information Warehouse

Part I Crimes	Total Crimes	
Grid 2512		
110A - RAPE	1	
1200 - ROBBERY	1	
2200 - BURGLARY	4	
230G - SHOPLIFTING ALL OTHERS	3	
2400 - MOTOR VEHICLE THEFT	1	
	Grid 2512 TOTAL 10	
Total Part I:	10	7 m



NAMI-DADE POLICE DEPARTMEN Part I and Part II Crimes w/o AOA For Specific Grids

From 2002-01-01 Thru 2002-12-31 **YEAR: 2002**

Grid(s): 2512

PART II Crimes		Total Crimes	
Grid 2512			
130B - SIMPLE ASSAULT		1	
260D - IMPERSONATION		1	
	Grid 2512 TOTAL	2	
Total PART II:		2	

Grand Total:

12

Crime Information Warehouse

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '1000', '1





Part I and Part II Crimes w/o AO For Specific Grids From 2003-01-01 Thru, 2003-08-31

भा पुरस्का कर करण पुरस्का कर भारत है। यह ते के से साथ प्रस्का कर से में किसी हैं जिसके हैं। प्रस्कृति

From 2003-01-01 Thru 2003-08-31 YEAR: 2003

Grid(s): 2512

 Part I Crimes
 Total Crimes

 Grid 2512
 1

 110A - RAPE
 1

 2200 - BURGLARY
 5

 230G - SHOPLIFTING ALL OTHERS
 3

 Grid 2512 TOTAL
 9

 Total Part I:
 9

Crime Information Warehouse



Part I and Part II Crimes w/o AOA For Specific Grids

From 2003-01-01 Thru 2003-08-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 2512

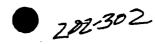
PART II Crimes		Total Crimes	
Grid 2512 130B - SIMPLE ASSAULT		1	
	Grid 2512 TOTAL	1	
Total PART II:		1	

Grand Total:

10

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-09-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2512")





If a CORPORATION owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: <u>Avocados Acre Homes Development Cor</u>	poration
NAME AND ADDRESS	Percentage of Stock
Richard M. Brenner	100%
If a TRUST or ESTATE owns or leases the subject property, list the tru of interest held by each. [Note: Where beneficiaries are other that disclosure shall be made to identify the natural persons having the ultimate TRUST/ESTATE NAME:	an natural persons further
NAME AND ADDRESS	Percentage of
NAME AND ADDRESS	Interest
·	
If a PARTNERSHIP owns or leases the subject property, list the principlimited partners. [Note: Where partner(s) consist of other partnership(s similar entities, further disclosure shall be made to identify the natural provinciples ownership interests].) corporation(s) trust(s) or
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	·
NAME AND ADDRESS	Percentage of Ownership

45

ership, list purchasers

ownership interests]. NAME OF PURCHASER: ___ Percentage of NAME AND ADDRESS (if applicable) Interest Date of contract: __ If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full displosure of all parties of interest in this application to the best of my knowledge and belief. Signature: (Applicant) Sworn to and subscribed before me this 3 day of October, 2002 Affiant is personally as identification. known to me or has produced (Notary Public) ERICA CAMMARERI MY COMMISSION # DD 068300 EXPIRES; October 30, 2005 My commission expires _____

RCHASE by a Corporation, Trust

officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate

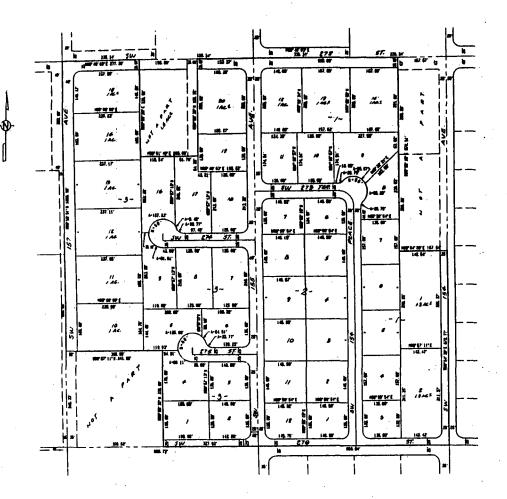
ers, stockholders, beneficiaries or pai s. [Note: Where principal

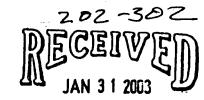
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

If there is a CONTRACT I

below including principal c

- SITE PLAN-





ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

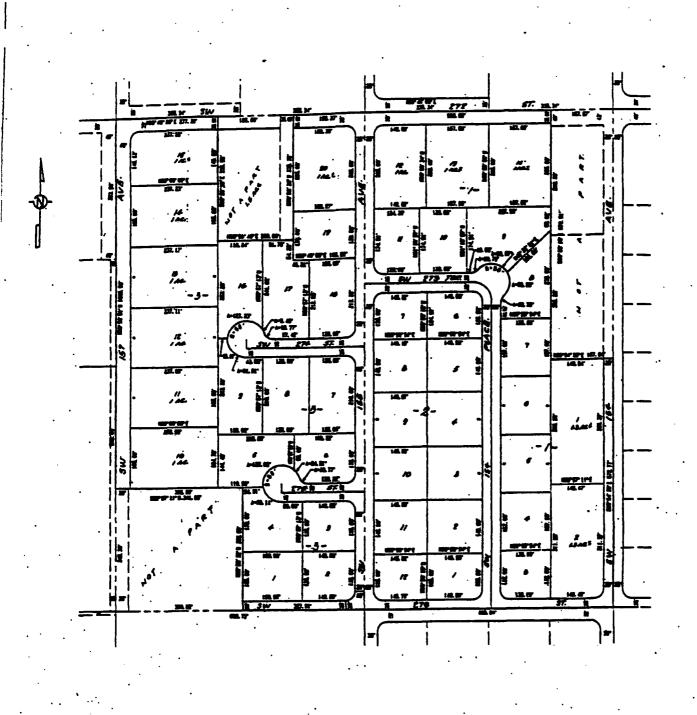
BY_BC

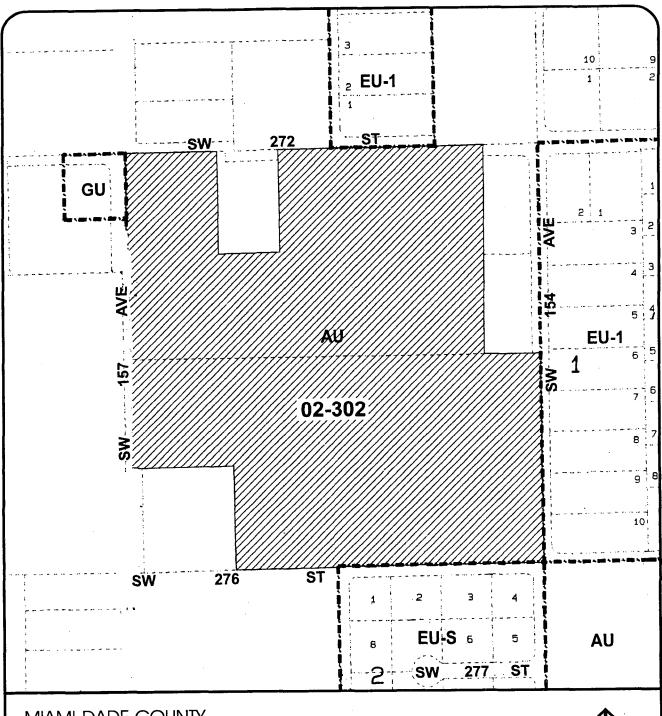
REDIAND AGRES AVOCADO HOMES.

MANTO, SWYL. SEC. 93-56-39

E. R. BROWNELL & ASSOCIATES, INC.

DOMESTIC BY THE PROPERTY OF THE P





MIAMI-DADE COUNTY

HEARING MAP

S C A L E N

SUBJECT PROPERTY

Section: 33 Township: 56 Range: 39

Process Number: 02000302

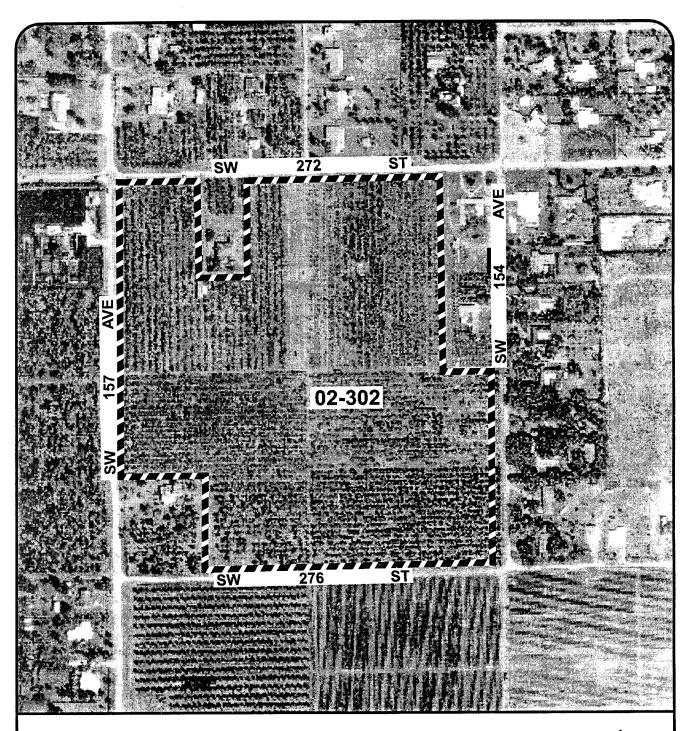
Applicant: AVOCADO ACRE HOMES DEV. CORP.

District Number: 08 Zoning Board: C14 Drafter ID: DIONNE

Scale: 1:300'

49





MIAMI-DADE COUNTY

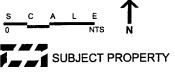
AERIAL

Section: 33 Township: 56 Range: 39 Process Number: 02000302

Applicant: AVOCADO ACRE HOMES DEV. CORP.

District Number: 08 Zoning Board: C14 Drafter ID: DIONNE

Scale: NTS





1. AVOCADO ACRE HOMES DEVELOPMENT CORP. (Applicant)

03-2-CZ14-1 (02-302) Area 14/District 8 Hearing Date: 6/26/03

Property O	wner (if different from applicar	nt) <u>Same.</u>				
	option to purchase □/ leas uest? Yes □ No ☑	e 🗆 the property pred	icated on the ap	proval of the		
Disclosure of	of interest form attached? Ye	es ☑ No □				
Previous Zoning Hearings on the Property:						
<u>Year</u>	Applicant	Request	Board	Decision		
				NONE		

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Avocado Acre Homes Development

PH: Z02-302 (03-2-CZ14-1)

Corporation

SECTION: 33-56-39

DATE: June 26, 2003

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o REQUEST:

On 5/8/03, the Board of County Commissioners remanded this item back to Community Council #14:

AU to EU-S

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from Agricultural District to Estate Use Suburban District.

o LOCATION:

Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

o SIZE: 34.57± Acres

o IMPACT:

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY:

On February 25, 2003, the Community Zoning Appeals Board CZAB-14) denied this application without prejudice. The applicant appealed said decision to the Board of County Commissioners (BCC). The applicant submitted a revised plan and on May 8, 2003, the BCC remanded this application back to the CZAB-14 for reconsideration with the revised plan.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities

Avocado Acre Homes Development Corporation 02-302 Page 2

allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; grove

Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU & EU-1; single family

residences

Residential, 1 to 2.5 dua

Residential, 1 to 2.5 dua

SOUTH: AU & EU-S; grove & single

family residences (under

construction)

AU & EU-1; single family EAST:

residence

Residential, 1 to 2.5 dua

AU & GU; grove & single WEST:

family residence

Agriculture

This approximate 35 acre parcel is located on the south side of SW 272 Street, east of SW 157 Avenue and west of SW 154 Avenue. The parcel is located east of the Urban Development Boundary line. There are single family homes in the EU-1 neighborhood to the east with a new EU-S subdivision under construction to the south.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:

Acceptable*

N/A

Location of Buildings:

Acceptable Compatibility:

Landscape Treatment: N/A

Open Space: Acceptable

Buffering: N/A

Acceptable Access:

Acceptable Parking Layout/Circulation:

Avocado Acre Homes Development Corporation 02-302 Page 3

Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

^{*} subject to proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

No objection
No objection
30 students

H. ANALYSIS:

On February 25, 2003, the Community Zoning Appeals Board (CZAB-14) denied this application without prejudice by a vote of 7-0. The applicant appealed said decision to the Board of County Commissioners (BCC). The applicant submitted a revised plan and on May 8, 2003, the BCC remanded this application back to the CZAB-14 for reconsideration with the revised plan.

Avocado Acre Homes Development Corporation 02-302 Page 4

The subject property is located on the southeast corner of SW 272 Street and SW 157 Avenue. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-S, Estate Use Suburban District. EU-S zoning permits a minimum lot area of 25,000 sq. ft., a minimum width of 125', and a minimum depth of 135'. Although not required to do so by the regulations, the applicant had originally submitted a site plan with this application and has since submitted a revised plan. The original plan depicted the development of the site with 46 residential lots with a minimum lot area of 25,000 sq. ft. and a minimum lot frontage of 125'. The revised plan has reduced the number of residential lots to 40. Twenty-one of the now proposed lots comply with EU-S zoning requirements and have a minimum lot area of 25,083 sq. ft., a maximum lot area of 34,341 sq. ft., and an average lot area of 27,580 sq. ft. The remaining 19 lots comply with EU-1 zoning requirements and have a minimum lot area of 43,560 sq. ft., a maximum lot area of 71,167 sq. ft., and an average lot area of 48,783 sq. ft. The applicant intends to proffer a covenant limiting the development of the site to said revised plan.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application. This land requires platting and the road dedications, and improvements will be accomplished through the recording of same. The proposed zone change will generate an additional 47 p.m. daily peak hour vehicle trips on the area roadways. However, said trips will not change the levels of service (LOS) on same which are currently at LOS "B," "C," and "E." Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional 30 students into the area's public schools.

This application will allow the applicant to provide additional housing for the community. The Master Plan designates this site for Estate Density residential use, which permits a maximum density of 2.5 units per gross acre for a maximum development of 86 units on this site. The proposed EU-S zoning permits a density of 1.74 units per gross acre, for a maximum development of 60 residential units on this site. As such, EU-S zoning will be consistent with the Master Plan. The revised site plan submitted depicting 40 residential lots results in a density of 1.16 units per gross acre, which is consistent with the Master Plan and below the maximum number of units permitted by both the CDMP and the proposed EU-S zoning. The surrounding area consists of AU and EU-1 zoning to the east and north, AU and EU-S zoning to the south and AU and GU zoning to the west. The EU-1 zoning districts to the north and east are developed at a density of 1 unit per gross acre and the EU-S zoning district to the south is developed at a density of 1.6 units per gross acre. The revised plan depicting both EU-1 and EU-S sized lots is in keeping with the densities on said adjacent properties and will be compatible with same. The plans submitted by the applicant incorporate sound urban design principles in that the applicant has provided connectivity to the adjacent properties. The proposed EU-S zoning as well as the site plan submitted will be compatible with the surrounding area zoning and with a similar density. Accordingly, staff recommends approval of the zone change to EU-S, subject to the Board's acceptance of the proffered covenant.

Avocado Acre Homes Development Corporation 02-302 Page 5

I. RECOMMENDATION:

Approval of the zone change to EU-S, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS:

None.

DATE INSPECTED:

01/28/03

DATE TYPED:

02/05/03

DATE REVISED:

02/18/03; 02/20/03; 04/07/03; 04/15/03; 05/29/03; 06/13/03

DATE FINALIZED:

06/13/03

DO'QW:AJT:MTF:REM:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

DATE:

November 14, 2002

Department of Planning and Zoning

NOV 28 2002

rhami-dade County

DIRECTOR'S OFFICE

SUBJECT:

C-14 #Z2002000302

Avocado Acre Homes Development

Corp.

SEC of SW 157th Avenue & SW 272nd

Street

DBC from AU to EU-S

(34.57 Ac.)

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 1,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,020 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

C-14 #Z2002000302 Avocado Acre Homes Development Corp. Page 2

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

C-14 #Z2002000302

Avocado Acre Homes Development Corp.

Page 3

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Avocado Acre Homes Development Corporation

This Department has no objections to this application.

Lots facing SW 157 Ave. and SW 272 St. must have circular driveways.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 47 PM daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9920 SI	W 264 St. e/o Krome Ave.	В	В
F-8 S	. Dixie Hwy. s/o SW 232 St.	E	E
	W 157 Ave. s/o SW 272 St.	С	С
	W 280 St. e/o US-1	С	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S.

JUN. 06 2003

Date

MIAMI-DADE FIRE RESCUE DEPARTMENT ZONING COMMENTS

Hearing Number:	C-14
Service Impact: Yes No	
Location: SEC SW 157 AVE. \$ SW 272 3T.	
Recommendation: No objection * Plans: ☐ Yes No objection with condition(s) * Denial *	
*	
Estimated number of alarms generated annually by application:	_ AU 76 EU-S 34.5 AC.
If there is an impact, below is the service availability:	34.5 46.
Station District 6 Grid 25/2 DUBF 60	Occupancy Type/
Impact of additional calls on closest station: Minimal Impact.	
☐Moderate Impact. Planned station(s) will	mitigate impact.
Planned Service to Mitigate:	•
Service Location	Year to be Completed
	p
None	
ACCESS: Description of Concern(s):	
Gated entrances must have a minimum 15' width and must provide an elevator lo	ck hov containing a switch or
lever to activate the gate for fire department use.	-
Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (
the AHJ shall be permitted) (Florida Fire Prevention Code) Fire Engineering & Water Supply Bureau site plan review and approval requ	ired.
5 5	
OTHER CONCERN(S):	
,	
· · · · · · · · · · · · · · · · · · ·	
Reviewed by: Carlos Heredia Phone: (786) 331-4544	Date: <u>January 13, 2003</u>

Revised 4/18/02



Miami-Dade County Public Schools

giving our students the world

Administrative Director Ana Rijo-Conde, AICP

May 15, 2003

Miami-Dade County School Board
Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 N.W. 1 Street, Suite 1110 Miami, Florida 33128

Superintendent of Schools

Re:

Avocado Acre Homes Development Corp. - Application No. 02-302 (CC14)

Southeast corner of SW 272 Street and SW 157 Avenue

Revised

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary School, Redland Middle School and South Dade Senior High School currently operating at 129%, 151% and 131% of FISH capacity, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Redland Elementary School and South Dade Senior High School to 131% and 132%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 2, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers May 15, 2003 Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 46-unit development is estimated to generate approximately \$112,608 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good Coordinator III

PG:am L-1086 Attachment

CC:

Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Ivan Rodriguez Ms. Vivian Villaamil

Mr. Juan Mayol

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-302, Avocado Acre Homes Development Corp. (CC14)

REQUEST:

Zone change from AU to EU-S

ACRES:

34.57± acres

LOCATION:

Southeast corner of SW 272 Street and SW 157 Avenue

UNITS:

46 units (as per site plan submitted)

ESTIMATED

STUDENT

POPULATION:

30 students*

ELEMENTARY:

14

MIDDLE:

7

SENIOR:

9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Redland Elementary - 24501 Sw 162 Ave.

MIDDLE:

Redland Middle - 16001 SW 248 St.

SENIOR HIGH:

South Dade Senior - 28401 SW 167 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redland Elem	1072/ 1086*	829	129%/ 131%*	0	129%/ 131%*
Redland Middle	1763/ 1770*	1144	154%/ 155%*	25	151%/ 151%*
South Dade Sr.	2824/ 2833*	1871	151%/ 151%*	283	131%/ 132%*

^{*} includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Redland Elementary:

In each classroom, in special Access to computers:

computer labs and media center

None Capital Improvements in the past school year:

FL School Recognition as an "A+" Recognition for Academic Achievement:

School

Before/After-school Care Special Programs:

Begins at 10:15 a.m. Lunch schedule:

Non-instructional space utilized for None instructional purposes:

Spanish S/SL Teachers required to float/travel:

Redland Middle:

Access to computers: In special computer labs and media

center

Capital Improvements in the past school year: N

None

Recognition for Academic Achievement:

Silver Award

Special Programs:

Tutoring

Lunch schedule:

Begins at 11:19 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium

Teachers required to float/travel:

Language Arts, ESOL, Math,

Science and Geography

South Dade Senior High:

Access to computers: In each classroom, in special

computer labs and in the Media

Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social

Studies Math, Business, English,

Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of April 2003):

School Status
*State School "HHH" Construction
at Robert Morgan Vocational Tech.
18180 SW 122 Avenue
Miami, FL 33177

Projected Occupancy Date

August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$174,990.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 14 x \$ 13,185 = \$ 184,590 MIDDLE 7 x \$ 15,118 = \$ 105,826 SENIOR 9 x \$ 20,005 = \$ 180,045

Total Potential Capital Cost

\$ 470,461

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.



 				•		_				_			_	•	•••		•	•		
CC	:14	Α	ND	C	C1	5	(J	٩N	U	٩R	Y	'01	1-1	V.	٩F	RC	н	'0	3)	

	Applicant Name & Number	Location Address	Units/Statent	s Schools	Committee Council Date	Approveti Desieti Constents
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave, and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	Eof USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

Updated5/13/2003 18 CC14.xls Page 2 of 4

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER		STATIONS.	RELOCATABLE STATIONS	CUMULATIVE N
		PROJECT APPROVED		PERMANENT		INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
·						
ELEMENTARY TOTALS	92262	1130	1392	9273	736	134%
CAMPBELL DRIVE MID	1359	1	1360	1373 .	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLETGTALS	10105	502	10697	7475	405	138%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10923	457	10780	6812	692	148%

TOTAL 32680 2089 34769 23561 1727 137%

Updated5/13/2003 **20**

CHARTER SCHOOLS

		Т	2002-2003					
Mail Code	Name and Address Of Charter School	Actual Enrollment	Pro	ojected Enrollme	Grade	ACCESS	Voting	
	<u>.</u>	(10-04-02)	2003-2004	2004-2005	Maximum	Levels*	Center	District
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	l	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	·	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	l	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	. 600	600	K-5	ı	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	36	K-2	ı	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	ı	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	li	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	111	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	190	210	230	6-8	IV	2

Mail	Name and Address	Actual	Actual Projected Enrollment Enrollment				ACCESS	Voting
Code	Of Charter School	(10-04-02)	2003-2004	Lauriet Carter	District			
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	600	600	600	K-5	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	400	400	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-2	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-7	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

Rev. 3/21/0

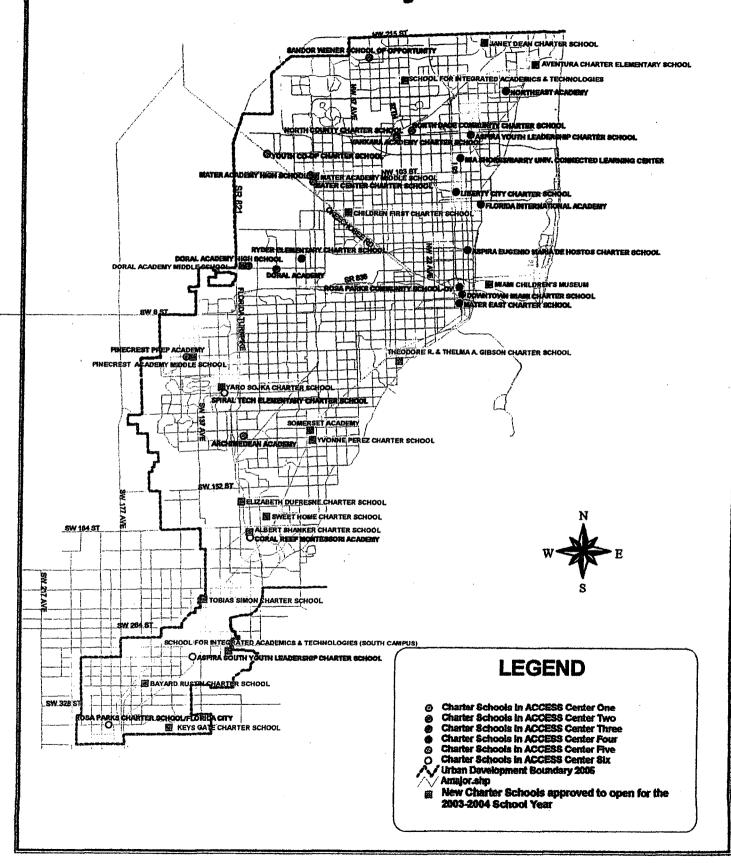
Name and Address	Projected Enrollment			03-04	Max Grade	(Rev. 3/21/	
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center	
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	ı	
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I	
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	11	
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	1,200	1,200	1,200	K-8	K-8	11	
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	150	250	550	K-3	K-5	111	
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	Ш	
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	200	300	600	K-8	K-8	IV	
Miami Children's Museum Watson Island Miami, FL	350	350	350	K-5	K-5	IV	
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	600	650	800	K-5	K-8	V	
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V	
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	1,200	1,200	1,200	K-8	K-8	V	
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	100	775	1,075	Kindergarten	K-8	V	

Name and Address	Pro	Projected Enrollment			Max Grade	ACCESS
Of Charter School	2003-2004	2004-2005	Maximum	Grade Level	Level	Center
Elizabeth duFresne Charter School SW 117 Ave. &164 Terrace Miami, FL	1,000	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	1,600	1,600	1,600	K-8	K-8	VI
Tobias \$imon Charter School 24400 SW 137 Avenue Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	800	900	900	K-8	K-8	VI

^{*}temporary location for the first year - the permanent location will be at SW 180 Street & 107 Ave.

Applications approved to a		entryears 🕳 🖫 🐣 🦠
Applicant L.		Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY SBL AMOUNT OF FEE 399.00	
RECEIPT #	DECEIVED
DATE HEARD: 2 ,25, 63	MAP 17 2003
BY CZAB # 14	ZONING HEARINGS SECTION
	MIAMI-DADE PLANNING AND ZONING DEPT.
***************************************	DATE RECEIVED GTANIF
This Appeal Form must be completed in accordance with the "and in accordance with Chapter 33 of the Code of Miami-Dade (be made to the Department on or before the Deadline Date presents)	County, Florida, and return must
RE: Hearing No. <u>Z2002-0302</u>	
Filed in the name of (Applicant)AVOCADOS ACRE HOME	S DEVELOPMENT CORPORATION
Name of Appellant, if other than applicant Richard M.	Brenner, President
Address/Location of <u>APPELLANTS</u> property: Southeast corner of SW 157th Avenue and SW 272nd S	treet
Application, or part of Application being Appealed (Explanation):	
Denial of application for district boundary change	(AU to EU-S)
Appellant (name): AVOCADO ACRE HOMES DEVELOPMENT CORNereby appeals the decision of the Miami-Dade County Communication of the above subject matter, and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, hereby of County Commissioners for review of said decision. The ground reversal of the ruling of the Community Zoning Appeals Board and (State in brief and concise language)	nity Zoning Appeals Board with ith the provisions contained in makes application to the Board and reasons supporting the
This application met all requirements and standards Miami-Dade County Code for district boundary change change to levels of service standards, and is consi CDMP, and compatable with the surrounding area. The professional staff, on this basis, recommended appropriate of the CZAB was not supported by substantial Page 1	s, resulted in no stent with the e County's oval. The decision

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Before me the undersigned authority, personally appeared RICHARD M. BRENNER (Appellant) who was swom and says that the Appellant has standing to file the attached appear of a Community Zoning Appears Board decision.
The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:
(Check all that apply)
1. Participation at the hearing 2. Original Applicant 3. Written objection, waiver or consent
Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of penjury, Affiant declares that the facts stated herein are true.
Further Appellant says not.
Witnesses:
Signature Appellant's signature RICHARD M. BRENNER Print Name Print Name
Print Name Print Name
Johana Wine z
Print Name
Swom to and subscribed before me on the $\frac{2}{4}$ day of $\frac{Riarch}{2}$ year $\frac{20.15}{4}$.
Appellant is personally know to me or has producedas identification.
ERICA CAMMAREN MY COMMISSION # DO 068300 EXPIRES: October 30, 2005 Bonded Thru Neary Public Underwriters Commission Expires:

APPELLANT MUST SIGN THIS PAGE

Date: Aday of . Warch	year2003
Sign	ed
	Print Namo
	Mailing Address
	Phone Fex:
REPRESENTATIVE'S AFFIDAVIT	
association or other entity, so inclicate	Representing AVOCATE ACRE HOMES DEVELOPMENT CORPORTION
	flow of fresh
	RICHARO M. BRENNER
	Print Name
	21 S.E. 1ST AVENUE, SUITE 800 Address
	MIAMI FL 33131 City State Zip
	(305) 372-8-899
·	Telephone Number
subscribed and Sworn to before me on the	12 day of 1/0-10h year 2003
	Tiller Cinin
EPICA CAMMAPERI MY COMMISSION # DD 008300	Notary Public
EXPRES: October 50, 2005 Sended They Heavy Adds Understand	(stamp/seal)
:	Commission expires:

Page 2

RESOLUTION NO. Z-5-03

WHEREAS, AVOCADO ACRE HOMES DEVELOPMENT CORPORATION had

applied to Community Zoning Appeals Board 14 for the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of The SW ¼less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼ less the east 200' of the west 477.3' of the north ½ of the NW ¼ of the NW ¼ of the SW ¼ less the SW ¼ of the SW ¼ of the NW ¼ of the SW ¼ and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, upon due and proper consideration having been given to the matter, it was the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and said resolution was denied by CZAB14-8-03, and

WHEREAS, AVOCADO ACRE HOMES DEVELOPMENT CORP. appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners, for the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of The SW ¼less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼ less the east 200′ of the west 477.3′ of the north ½ of the NW ¼ of the NW ¼ of the SW ¼ less the SW ¼ of the SW ¼ of the SW ¼ and less the west 7′ of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals

Board 14 and after having given an opportunity for interested parties to be heard, it is the

33-56-39/02-302 Page 1 Z-5-03 29

opinion of this Board to vacate resolution CZAB14-8-03 and to remand the application back to Community Zoning Appeals Board 14 for further consideration with leave to amend, and

WHEREAS, a motion to vacate resolution CZAB14-8-03 and to remand the application back to Community Zoning Appeals Board 14 for further consideration with leave to amend was offered by Commissioner Katy Sorenson, seconded by Commissioner Joe A. Martinez, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Dennis C. Moss	aye
Jose " Pepe" Diaz	absent	Dorrin D. Rolle	aye
Betty T. Ferguson	absent	Natacha Seijas	absent
Sally A. Heyman	aye	Katy Sorenson	aye
Joe A. Martinez	aye	Rebeca Sosa	aye
Jimmy L. Morales	aye	Javier D. Souto	absent

Chairperson Barbara M. Carey-Shuler

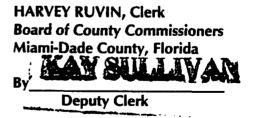
aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that Resolution CZAB14-8-03 is vacated and that the application is hereby remanded to Community Zoning Appeals Board 14 for further consideration with leave to amend.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Department of Planning and Zoning.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 8th day of May, 2003.

No. 03-2-CZ14-1 ej



THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 9^{TH} DAY OF JUNE, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-5-02 adopted by said Board of County Commissioners at its meeting held on the 8th day of May, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 9th day of June, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



RESOLUTION NO. CZAB14-8-03

WHEREAS, AVOCADO ACRE HOMES DEVELOPMENT CORP. applied for the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼ less the east 200' of the west 477.3' of the north ½ of the NW ¼ of the NW ¼ of the SW ¼ less the SW ¼ of the SW ¼ of the NW ¼ of the SW ¼ and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and at which time the applicant
proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied,

WHEREAS, a motion to deny the application was offered by Samuel L. Ballinger, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	aye	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 25th day of February, 2003.

Hearing No. 03-2-CZ14-1 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-8-03 adopted by said Community Zoning Appeals Board at its meeting held on the 25th day of February, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Avocado Acre Homes Development Corp.	Lying on the southeast corner od SW 272 ST and SW 157 AVE, Miami-
	Dade County, Fl.
APPLICANT	ADDRESS
June 26, 2003	02-302
DATE	HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of June 2, 2003



April 28, 2003

ENFORCEMENT HISTORY

APPLICANT: Avocado Acre Homes Development Corporation

ADDRESS: Southeast corner of the intersection of southwest 157th Avenue and

southwest 272nd Street. Folio no. 3069330000551

HEARING NUMBER: 02-302

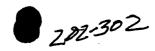
DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Phillippa T. Gordon

Code Enforcement Officer I Enforcement Section, DERM

(305) 372-6902





If a CORPORATION owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

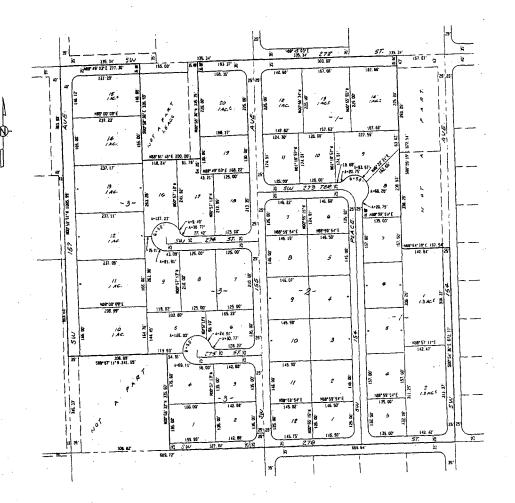
CORPORATION NAME: <u>Avocados Acre Homes Development Corp</u>	<u>oration</u>	<u> </u>	
NAME AND ADDRESS		Percentage Stock	of
Richard M. Brenner		100%	
If a TRUST or ESTATE owns or leases the subject property, list the trus of interest held by each. [Note: Where beneficiaries are other that disclosure shall be made to identify the natural persons having the ultimate TRUST/ESTATE NAME:	n natu	ral persons, fu	
TROST/ESTATE NAME.			
NAME AND ADDRESS		Percentage Interest	
If a PARTNERSHIP owns or leases the subject property, list the principlimited partners. [Note: Where partner(s) consist of other partnership(s similar entities, further disclosure shall be made to identify the natural pownership interests].), corpo	oration(s), trust(s) or
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:			
NAME AND ADDRESS		Percentage Ownership	
	1	1	

If there is a **CONTRACT** r **URCHASE** by a Corporation, Trust below including principal c ars, stockholders, beneficiaries or particles, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER:	
NAME AND ADDRESS (if applicable)	Percentage of Interest
Date of contract:	
If any contingency clause or contract terms involve additional parties, lie a corporation, partnership or trust:	st all individuals or officers, if
NOTICE: For changes of ownership or changes in purchase contapplication, but prior to the date of final public hearing, a interest is required.	racts after the date of the supplemental disclosure of
The above is a full disposure of all parties of interest in this application and belief.	to the best of my knowledge
Signature: (Applicant)	
Sworn to and subscribed before me this 3 day of October known to me or has produceda	, <u>2003</u> . Affiant is <u>personally</u> sidentification.
Elica CAMMAI (Notary Public) ERICA CAMMAI	
My commission expires MY COMMISSION # EXPIRES: October Bonded Thru Notary Public	30, 2005

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

~ SITE PLAN-



202-302

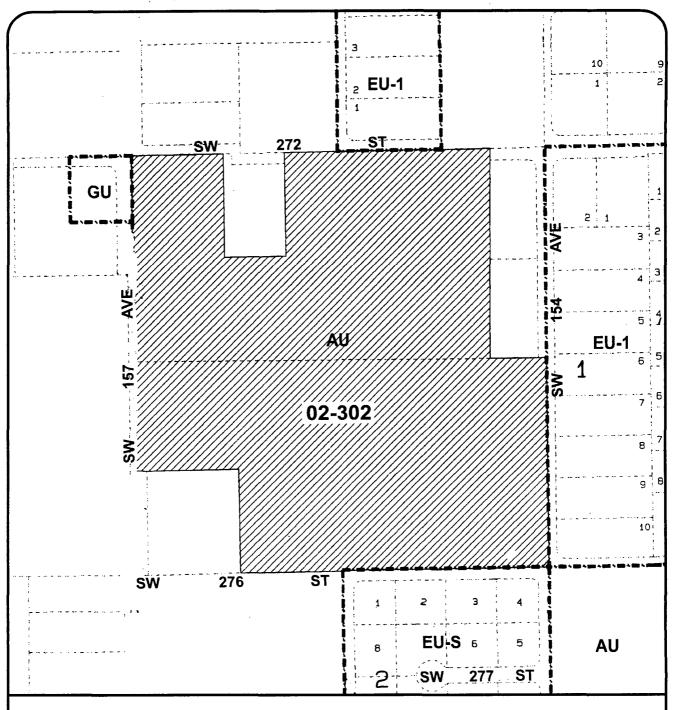
ZONING HEARINGS SECTION MIAM!-DADE PLANNING AND ZONING DEPT.

REDLAND ACRES AVOCADO HOMES. NW/4, 5W/2 SEC 33-56-39

E. R. BROWNELL & ASSOCIATES, INC.

10095ULTING, EMBINEERS
3152 COPE | NAT | No. | No

12 ·



MIAMI-DADE COUNTY

HEARING MAP

Section: 33 Township: 56 Range: 39

Process Number: 02000302

Applicant: AVOCADO ACRE HOMES DEV. CORP.

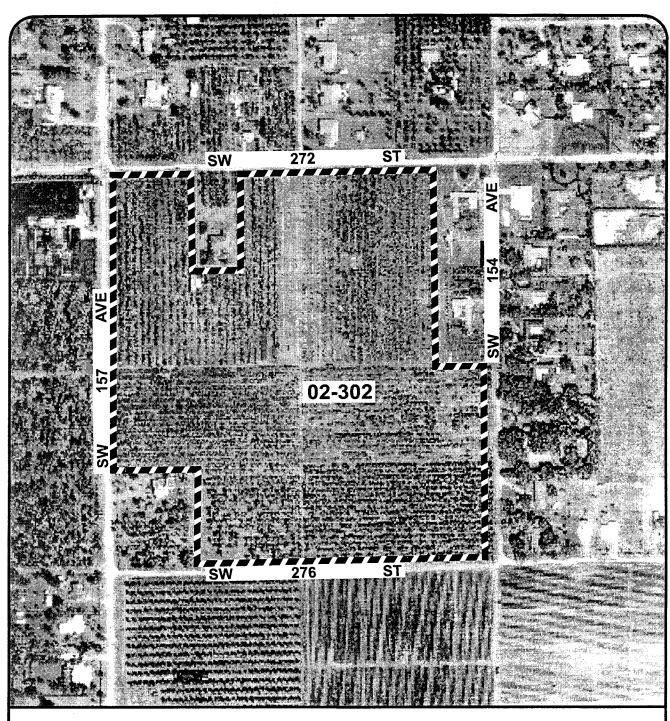
District Number: 08 Zoning Board: C14 Drafter ID: DIONNE

Scale: 1:300'



SUBJECT PROPERTY





MIAMI-DADE COUNTY

AERIAL

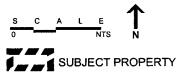
Section: 33 Township: 56 Range: 39

Process Number: 02000302

Applicant: AVOCADO ACRE HOMES DEV. CORP.

District Number: 08
Zoning Board: C14
Drafter ID: DIONNE

Scale: NTS





2. AVOCADO ACRE HOMES DEVELOPMENT CORP. (Applicant)

03-2-CZ14-1 (02-302) BCC/District 8 Hearing Date: 5/8/03

Property C	Owner (if different from applic	cant) <u>Same.</u>		
	option to purchase □/ le juest? Yes □ No ☑	ease the property predi	cated on the app	proval of the
Disclosure	of interest form attached?	Yes ☑ No □		
	Previous Zon	ing Hearings on the Pro	<u>oerty:</u>	
<u>Year</u>	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Avocado Acre Homes Development Corp.	Lying on the Southeast corner of SW 272 ST and SW 157 AVE, Miami-		
APPLICANT	Dade County, Fl ADDRESS		
05/8/2003	02-302		
DATE	HEARING NUMBER		

ENFORCEMENT HISTORY:

No Violations as of April 11, 2003.



April 28, 2003

ENFORCEMENT HISTORY

APPLICANT: Avocado Acre Homes Development Corporation

ADDRESS: Southeast corner of the intersection of southwest 157th Avenue and

southwest 272nd Street. Folio no. 3069330000551

HEARING NUMBER: 02-302

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Phillippa T. Gordon

Code Enforcement Officer I Enforcement Section, DERM

(305) 372-6902

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Avocado Acre Homes Development

PH: Z02-302 (03-2-CZ14-1)

Corporation

SECTION:

33-56-39

DATE: May 8, 2003

COMMISSION DISTRICT: 8

ITEM NO.: 2

A. INTRODUCTION

o REQUEST:

AVOCADO ACRE HOMES DEVELOPMENT CORPORATION is appealing the decision of the Community Zoning Appeals Board #14 which denied the following:

AU to EU-S

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of the Community Zoning Appeals Board-14 which denied a zone change on this site from Agricultural District to Estate Use Suburban District.

o <u>LOCATION:</u>

Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

o **SIZE**: 34.57± Acres

o IMPACT:

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; grove

Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU & EU-1; single family

Residential, 1 to 2.5 dua

residences

SOUTH: AU & EU-S; grove & single.

Residential, 1 to 2.5 dua

family residences (under

construction)

EAST:

AU & EU-1; single family

Residential, 1 to 2.5 dua

residence

WEST:

AU & GU; grove & single

Agriculture

family residence

This approximate 35 acre parcel is located on the south side of SW 272 Street, east of SW 157 Avenue and west of SW 154 Avenue. The parcel is located east of the Urban Development Boundary line. There are single family homes in the EU-1 neighborhood to the east with a new EU-S subdivision under construction to the south.

Acceptable*

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:

Location of Buildings: N/A Acceptable

Compatibility:

Landscape Treatment: N/A

Open Space: Acceptable

Buffering: N/A

Access: Acceptable Acceptable Parking Layout/Circulation:

N/A Visibility/Visual Screening:

Energy Considerations: N/A

Roof Installations: N/A

N/A Service Areas:

Signage: N/A N/A Urban Design:

* subject to proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools 30 students

H. ANALYSIS:

The applicant is appealing the February 25, 2003 decision of the Community Zoning Appeals Board-14 which denied this application without prejudice by a vote of 7-0.

The subject property is located on the southeast corner of SW 272 Street and SW 157 Avenue. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-S, Estate Use Suburban District. EU-S zoning permits a minimum lot area of 25,000 sq. ft., a minimum width of 125', and a minimum depth of 135'. Although not required to do so, the applicant submitted a site plan depicting the development of 46 residential lots with a minimum lot area of 25,000 sq. ft. and a minimum lot frontage of 125'. The applicant intends to proffer a covenant limiting the development of the site to said plans.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, said Department will require that the lots facing SW 157 Avenue and SW 272 Street have circular driveways. The proposed zone change will generate an additional **53 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "B" and "C."

6

This application will allow the applicant to provide additional housing for the community. The Master Plan designates this site for Estate Density residential use, which permits a maximum density of 2.5 units per gross acre for a maximum development of 86 units on this site. The proposed EU-S zoning permits a density of 1.74 units per gross acre, for a maximum development of 60 residential units on this site. As such, EU-S zoning will be consistent with the Master Plan. The site plan submitted depicting 46 residential lots results in a density of 1.33 units per gross acre, which is consistent with the Master Plan and below the maximum number of units permitted by both the CDMP and the proposed EU zoning. The surrounding area consists of AU and EU-1 zoning to the east, AU and EU-S zoning to the south, AU and GU zoning to the west, and AU and EU-1 zoning to the north. The EU-1 zoning districts to the north and east are developed at a density of 1 unit per gross acre and the EU-S zoning district to the south is developed at a density of 1.6 units The plans submitted by the applicant incorporate sound urban design per gross acre. principles in that the applicant has provided connectivity to the adjacent properties. The proposed EU-S zoning as well as the site plan submitted will be compatible with the surrounding area with a similar density. Accordingly, staff recommends approval of the appeal and approval of the zone change to EU-S, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the appeal and approval of the zone change to EU-S, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS:

None.

DATE INSPECTED:

01/28/03

DATE TYPED:

02/05/03

DATE REVISED:

02/18/03; 02/20/03; 04/07/03; 04/14/03

DATE FINALIZED:

04/14/03

DO'QW:AJT:MTF:REM:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

DATE:

November 14, 2002

Department of Planning and Zoning

SUBJECT:

C-14 #Z2002000302

Avocado Acre Homes Development

Corp.

SEC of SW 157th Avenue & SW 272nd

Street

DBC from AU to EU-S

(34.57 Ac.)

MIAMI-DADE COUNTY DIRECTOR'S OWICE

use M. Pobertson, Assistant D.

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 1,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,020 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

C-14 #Z2002000302 Avocado Acre Homes Development Corp. Page 2

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

C-14 #Z2002000302 Avocado Acre Homes Development Corp.

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Avocado Acre Homes Development Corporation

This Department has no objections to this application.

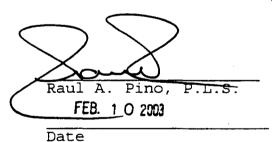
Lots facing SW 157 Ave. and SW 272 St. must have circular driveways.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 53 PM daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9920	SW 264 St. e/o Krome Ave.	В	В
F-8	S. Dixie Hwy. s/o SW 232 St.	В	В
9860	SW 157 Ave. s/o SW 272 St.	С	С
9926	SW 280 St. e/o US-1	C	С

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



MIAMI-DADE FIRE RESCUE DEPARTMENT ZONING COMMENTS

Hearing Number: 02 - 302	C-14
Service Impact: Yes No	
Location: SEC SW 157 AVE	T. \$ SW 272 ST.
Recommendation: No objection No objection with condition(Denial	Plans: Yes No
Estimated number of alarms generated annually	34.5 AC.
If there is an impact, below is the service availabi	
Station District 6 Grid 2512	DU/SF Occupancy Type/
Impact of additional calls on closest station:	Minimal Impact.
	Moderate Impact. Planned station(s) will mitigate impact.
Planned Service to Mitigate:	
Service	Year to be Location Completed
□ None	
ACCESS: Description of Concern(s):	
lever to activate the gate for fire department Access lanes are to be a minimum of 20 for Turnabout for fire apparatus shall have a the AHJ shall be permitted) (Florida Fire F	eet wide with a vertical clearance of 13 feet 6 inches. minimum centerline radius of 50 feet. (T or Y turnaround acceptable to Prevention Code)
- Fire Engineering & Water Supply Bures	au site plan review and approval required.
OTHER CONCERN(S):	

Carlos Heredia

Reviewed by:

Phone: ____(786) 331-4544

Date: <u>January 13, 2003</u> Revised 4/18/02



Miami-Dade County Public Schools

giving our students the world

Administrative Director Ana Rijo-Conde. AICP

April 11, 2003

Miami-Dade County School Board

Dr. Michael M. Krop, Chair Dr. Robert B. Ingram, Vice Chair Agustin J. Barrera Frank J. Bolaños

> Frank J. Cobo Perla Tabares Hantman Betsy H. Kaplan Dr. Marta Pérez

> Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Re:

Avocado Acre Homes Development Corp. - Application No. 02-302 (CC14)

Southeast corner of SW 272 Street and SW 157 Avenue

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary School, Redland Middle School and South Dade Senior High School currently operating at 129%, 151% and 131% of FISH capacity, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of Redland Elementary School and South Dade Senior High School to 131% and 132%, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers April 11, 2003 Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications for Community Council 14.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 46-unit development is estimated to generate approximately \$112,608 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely

Patricia Good Coordinator III

PG:am L-1086 Attachment

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Mr. Ivan Rodriguez Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-302, Avocado Acre Homes Development Corp. (CC14)

REQUEST:

Zone change from AU to EU-S

ACRES:

34.57± acres

LOCATION:

Southeast corner of SW 272 Street and SW 157 Avenue

UNITS:

46 units (as per site plan submitted)

ESTIMATED

STUDENT

POPULATION:

30 students*

ELEMENTARY:

14

MIDDLE:

7

SENIOR:

9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Redland Elementary - 24501 Sw 162 Ave.

MIDDLE:

Redland Middle - 16001 SW 248 St.

SENIOR HIGH:

South Dade Senior - 28401 SW 167 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Redland Elem	1072/ 1086*	829	129%/ 131%*	0	129%/ 131%*
Redland Middle	1763/ 1770*	1144	154%/ 155%*	25	151%/ 151%*
South Dade Sr.	2824/ 2833*	1871	151%/ 151%*	283	131%/ 132%*

^{*} includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Redland Elementary:

Access to computers:

In each classroom, in special

computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

FL School Recognition as an "A+"

School

Special Programs:

Before/After-school Care

Lunch schedule:

Begins at 10:15 a.m.

Non-instructional space utilized for

instructional purposes:

None

Teachers required to float/travel:

Spanish S/SL

Redland Middle:

Access to computers:

In special computer labs and media

center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Silver Award

Special Programs:

Tutoring

Lunch schedule:

Begins at 11:19 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium

Teachers required to float/travel:

Language Arts, ESOL, Math,

Science and Geography

South Dade Senior High:

Access to computers:

In each classroom, in special

computer labs and in the Media

Center

Capital Improvements since 1990:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge,

Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social

Studies Math, Business, English,

Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2003):

School
*Status
*State School "HHH" Construction
at Robert Morgan Vocational Tech.
18180 SW 122 Avenue
Miami, FL 33177

Projected Occupancy Date

August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$174,990.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 14 x \$ 13,185 = \$ 184,590 MIDDLE 7 x \$ 15,118 = \$ 105,826 SENIOR 9 x \$ 20,005 = \$ 180,045

Total Potential Capital Cost

\$ 470,461

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Andress	Units/Students	Smeds	Community Countil Data	Approved/ Denied/ Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 - SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave and N of SW 173 Terr	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	ÁPPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave and btwn SW 192 St and SW 220 St	157 Units/ 94 Students	S MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave	24 Units/ 14 Students	S MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St and SW 154 Ave	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave and N of SW 292 St	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL . #02-249	S of SW 224 St btwn SW 128 and 130 Ave	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St to SW 192 St and W of SW 130 Ave to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN. TRUSTEE & DELCO ENTERPRISES	N of SW 208 St btwn SW 133 Ct and SW 132 Ave	31 Units/ 20 Students	RECLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave and SW 284 St	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.



PREVIOUSLY APPROVED DEVELOPMENT REPORT CC14 AND CC15 (JANUARY '01-MARCH' '03)

	Applicant Name & Number	Location Address	United Students	Schools	Community Councill Date	Approved Constant Constant
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave and SW 256 St	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St and btwn SW 87 Ave and SW 92 Ave	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave and SW 92 Ave and N of SW 208 St	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St btwn SW 117 and 122 Ave	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128 400 O/
10	HUGO G. MORALES, TRUSTEE #01-203	Eof USA-1 S of Sw 252 St and W of SW 137 Ave	380 Units/ 144 Students	NARANJA ELEM-76 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave on the N side of 248 St	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St and SW 110 Ave	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St and E of SW 122 Ave	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FCA. "MANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave and S of SW 240 St	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-81 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

20

Updated4/11/2003



PREVIOUSLY APPROVED DEVELOPMENT REPORT CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STRIDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMBILATIVE X LITELIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE	1151	2	1153	840	0	137%
ELEM PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	17252	4130	13982	9273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7475	405	135%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	8.7	2911	1871	283	135%
	-	1				
SENIOR HIGH TOTALS	10323	457	19780	6812	592	140%
	1 ,0323	to com 2.			1	

137% 2089 34769 23561 1727 TOTAL 32680

Miami-Dade County Public Schools Charter Schools

Existing Charter School

- (1) ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, Ft. 33127
- ASPIRA (North) Youth Leadership, 13300 Memorial Highway, North Miann, Ft. 33161
- (1) ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- (a) Cerel Reef Mantessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
- Dorel Acedemy, 2450 NW 97 Avenue, Miami, FL 33172
- (i) Doral Academy High School, 11100 NW 27 Street, Miami, Ft. 33172
- Pierids international Academy, 7630 Biscayne Boulevard, Miami,FL 33138
- Liberty City Charter School, 8700 NW 5 Avenue, Mismi, FL 33150
- Maler Center School, Inc., 7700 NW 98 Street, Hislash Gardens, FL 33016
- Motor Academy East, 417 8W 4 Avenue, Miami, FL 33130
- 133168 MAS Berry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- Morth County Charter School, 3400 NW 135 Street, Miami, FL 33054
- Morthesel Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
- Pinecreel Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- Rosa Perks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- Ross Parks Community School Overtown, 430 NW 9 Street, Miami, FL 33136
- Ryder Elementery Charter School, 8360 NW 33 Street, Miami, Ft. 33122
- Spiral Tech Elementary, 12400 BW 72 Street; Miami, FL 33183
- Youth Co-Op, 12051 West Okeechobee Road, Hislesh Gardens, FL 33018
- Downtown Miemi Charter School, 305 NW 3 Avenue, Miami, Ft. 33128
- Maler Academy Charler High School, 7901 NW 103 Street, Hialezh Gardens, FL 33016
- Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- (f) Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- Sender Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miemi, FL 33173

Approved Contracts for 2003-2004

- Keye Gale Charler School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
 - Mismi Children's Museum Charter School, Watson Island, FL
- Beyard Rustin Charter School, SW 312 Street, east of SW 167 Avenue, Miami, FL 33033
- Elizabeth du Freene Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
- Tobles Simon Charter School, 24400 SW 137 Avenue, Mismi, FL 33032
- Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Miami, FL 33179
- Yaro Sojks Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
- Albert Shanker Charter School, SE corner of Quait Roost Drive and Florida Turnpike, Miami, Ft. 33189
- Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
- Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
- Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Miami, FL 33143
- Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
- Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
- Gibson Charter School, 3629 Grand Avenue, Miami, Ft. 33133

Approved Applications for 2003-2004

- Stanley Axirod Charler School, 7901 NW 103 Street, Miami, FL 33016
- Paul Cojas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, Ft.
- Chancellor Charter School at Coral Gables, Downtown Coral Gables
- Coral Gables Community Charter School, Downtown Coral Gables
- Miami Shores Senior (location to be determined)
- (6) Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
- Doral Academy Charler Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, Ft. 33016
- Mater Academy South Charter School, Sweetwater area
- Mater Gardens Academy Elementary School, Hialeah Gardens area
- 🚯 Mater Gardens Academy Middle School, Hialeah Gardens area
- School for Integrated Academics and Technologies (SIATech)

3050 NW 183 Street, Miami, FL 33056, and

12350 SW 285 Street, Homestead, FL 33033

- (3) West Hialeah Academy, Hialeah area
- Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
- Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175

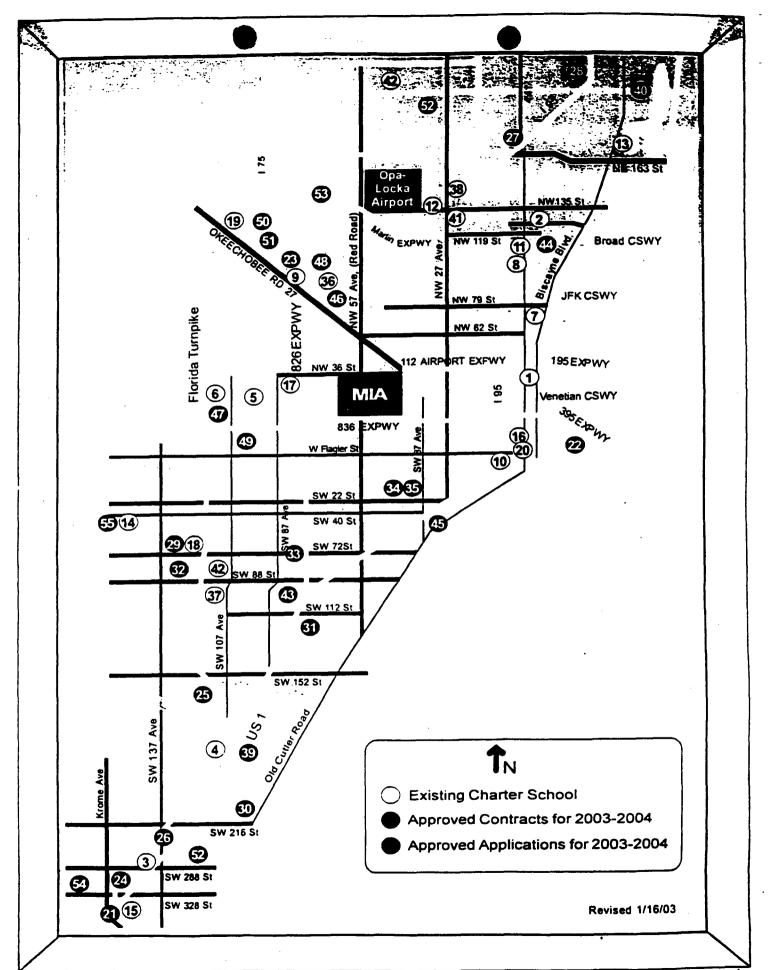
Mater Springs Academy Elementary School (location to be determined)

Mater Springs Academy Middle School (location to be determined)

Nova Southeastern University Charter Academy of Excellence (location to be determined)

Miami-Dade Charter Foundation (6 sites - locations to be determined)

Somerset Academy (8 sites - locations to be determined)



PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY SIDE AMOUNT OF FEE 399.00 RECEIPT #	MAR 17 2003 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT
***************************************	***************************************
This Appeal Form must be completed in accordance with the 'and in accordance with Chapter 33 of the Code of Miami-Dade be made to the Department on or before the Deadline Date pres	County, Florida, and return must
RE: Hearing No. <u>Z2002-0302</u>	
Filed in the name of (Applicant) AVOCADOS ACRE HOME	S DEVELOPMENT CORPORATION
Name of Appellant, if other than applicant Richard M.	Brenner, President
Address/Location of <u>APPELLANTS</u> property: Southeast corner of SW 157th Avenue and SW 272nd S	treet
Application, or part of Application being Appealed (Explanation): Denial of application for district boundary change	
Appellant (name): AVOCADO ACRE HOMES DEVELOPMENT CORNereby appeals the decision of the Miami-Dade County Commune reference to the above subject matter, and in accordance we Chapter 33 of the Code of Miami-Dade County, Florida, hereby of County Commissioners for review of said decision. The ground reversal of the ruling of the Community Zoning Appeals Board are (State in brief and concise language)	inity Zoning Appeals Board with ith the provisions contained in makes application to the Board and reasons supporting the
This application met all requirements and standards Miami-Dade County Code for district boundary change change to levels of service standards, and is consi CDMP, and compatable with the surrounding area. The professional staff on this basis recommended approximately staff.	s, resulted in no stent with the e County's

of the CZAB was not supported by substantial competent evidence.

Page 1

APPELLANT'S AFFIDAVIT OF STANDING (must be signed by each Appellant)

STATE OFFLORIDA	
COUNTY OF MIAMI-DADE	
Before me the undersigned authority, persona (Appellant) who was swom and says that the of a Community Zoning Appeals Board decision	Appellant has standing to file the attached appeal
The Appellant further states that they have sta Zoning Appeals Board matter because of the fo	anding by virtue of being of record in Community ollowing:
(Check all that apply)	•
1. Participation at the hearing 2. Original Applicant 3. Written objection, waiver or consent	
Appellant further states they understand the n and that under penalties of penjury, Affiant deck	neaning of an oath and the penalties for perjury, ares that the facts stated herein are true.
Further Appellant says not.	
Witnesses:	
Signature Noclic Perëz	Appellant's eignature RICHARD M. BRENNER
Print Name	Print Name
Johana Whez	
Print Name Swom to and subscribed before me on the 2	day of March . year 2001.
Appellant is personally know to me or has producentification.	
ERICA CAMMAREN MY COMMISSION # DD 068300 EXPIRES: October 30, 2005	(Stamp/Seal)

APPELLANT MUST SIGN THIS PAGE

Date: Aday of 1	trich	_ year2003	•	•
	Signe			
		. •	•	•
			Print Name	
			Mailing Ad:	inasa .
				· · · · · · · · · · · · · · · · ·
		Phone	Fi	D. *
REPRESENTATIVE'S AF	ative of an			
association or other ent	ilà' so sedesis:	AVOCATÓ ACRE H	Representing	MENT COPPOSITION
	_	Jan	DAVEN	74
			oitumine.	
		RICHARD M. BRE	Print Name	
		21 S.E. 19T AV	Address	B00
		MTAMI City	State	33131 Zip
		(2/4) 3-	12-8.8°	•
	•	Tele	phone Number	
ubscribed and Sworn to bef		12 day of L	lorch	year 2003
reserved and amout to be	Cle ine ou rie 7	7 1 1 1/2	('Unio	_
		Note	ry Public	
EFECA CAME MY COMMISSION EXPERT: Outsi	1 0 DD 000300 II	(stan	np/seal)	
÷		Com	mission expire	:

Page 2

RESOLUTION NO. CZAB14-8-03

WHEREAS, AVOCADO ACRE HOMES DEVELOPMENT CORP. applied for the

following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼less the east ¼ of the NE ¼ of the NW ¼ of the SW ¼ less the east 200' of the west 477.3' of the north ½ of the NW ¼ of the NW ¼ of the SW ¼ less the SW ¼ of the SW ¼ of the NW ¼ of the SW ¼ and less the west 7' of the SE ¼ of the SW ¼ of the NW ¼ of the SW ¼ in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 14 was advertised and held, as required by law, and all interested parties concerned
in the matter were given an opportunity to be heard, and at which time the applicant
proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied,

WHEREAS, a motion to deny the application was offered by Samuel L. Ballinger, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	aye	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 25th day of February, 2003.

Hearing No. 03-2-CZ14-1 ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-8-03 adopted by said Community Zoning Appeals Board at its meeting held on the 25th day of February, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of March, 2003.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL





202-302

If a CORPORATION owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: <u>Avocados Acre Homes Development Corpo</u>	<u>ration</u>
NAME AND ADDRESS	Percentage of Stock
Richard M. Brenner	100%
If a TRUST or ESTATE owns or leases the subject property, list the trust of interest held by each. [Note: Where beneficiaries are other than disclosure shall be made to identify the natural persons having the ultimate TRUST/ESTATE NAME:	natural persons, further
	Percentage of
NAME AND ADDRESS	Interest
If a PARTNERSHIP owns or leases the subject property, list the princip limited partners. [Note: Where partner(s) consist of other partnership(s) similar entities, further disclosure shall be made to identify the natural per ownership interests].	, corporation(s), trust(s) or
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT** is **PURCHASE** by a Corporation, Trus Partnership, list purchasers below including principal cars, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER:	
NAME AND ADDRESS (if applicable)	Percentage of Interest
Date of contract:	
If any contingency clause or contract terms involve additional parties a corporation, partnership or trust:	, list all individuals or officers, if
NOTICE: For changes of ownership or changes in purchase coapplication, but prior to the date of final public hearing, interest is required.	
The above is a full disclosure of all parties of interest in this application and belief.	on to the best of my knowledge
Signature: (Applicant)	
· -	2
Sworn to and subscribed before me this 3 day of October known to me or has produced	as identification.
Eron Cammaren.	
(Notary Public) ERICA CAMP	# DD 068300
My commission expires EXPIRES: Octobe Bonded Thru Noterly Put	

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

32

This instrument was prepared by:

Name:

Felix M. Lasarte, Esq.

Address:

Akerman Senterfitt & Eidson

One Southeast Third Avenue, 28th Floor

Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Avocado Acre Homes Development Corporation, a Florida corporation, (the "Owner"), holds the fee simple title to that certain parcel of land, which is legally described in the attached Exhibit "A," and hereinafter referred to as the "Property."

NOW, THEREFORE, in order to assure Miami-Dade County (the "County") that the representations made by the Owner during consideration of Public Hearing No. 02-302 (the "Application") will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. <u>Controlling Site Plan</u>. The Property shall be developed substantially in accordance with that certain plan entitled Redland Acres Avocado Homes as prepared by E.R. Brownell & Associates, Inc., dated stamped received February 14, 2003, and consisting of one (1) sheet, and as may be modified at the public hearing on the application (the "Plan").

2. <u>Miscellaneous</u>.

A. <u>County Inspection</u>. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of

(P)

entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

- B. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.
- C. <u>Term</u>. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date that this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
- D. <u>Modification, Amendment, Release</u>. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of such portions of the Property affected by the proposed modification, amendment or release, including joinders

of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

- E. <u>Enforcement</u>. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

- G. <u>Election of Remedies</u>. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
- H. <u>Presumption of Compliance</u>. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- I. <u>Severability</u>. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.
- J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost to the Owner, following the adoption by the Miami-Dade County Board of County Commissioners or Community Zoning Appeals Board of a resolution approving the Application.

[Signature Page(s) Follow]

IN WITNESS WHEREOF, we	have hereun	to set our hand	ds and seal this 2	day of
February, 2003.				
WITNESSES Signature Printed Name Signature Evila Cammave 2	Avoca By:	prop	es Development	
Evila (ammare? Printed Name				
STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	SS			
The foregoing instrument was a President of Avocado Acre Homes Dev	elopment C	orporation., o sonally know	oy Mr. Richard I n behalf of said vn to me or	corporation and
Witness my signature and offici the County and State aforesaid. My Commission Expires:	al seal this	() Notar	(ÂÛ (MM) y Public - State	Maler of Florida
ERICA CAMMARE NY COMMISSION # DD EXPIRES: October 30, Bonded Thru Notary Public Un	068300 , 2005	Er	rica Cam ed Name	maren

JOINDER BY MORTGAGEE CORPORATION

The undersigned, Terrabank, N.A. and Mortgagee under that certain Mortgage from Avocados Acre Homes Development Corporation, a Florida corporation, recorded in Official Records Book 20664, Page 574 in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, does hereby consent to the execution of this Declaration of Restrictions by Avocados Acre Homes Development Corporation, a Florida corporation, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 24 day of FEBIZAAIZY , 2003.

WITNESSES:

Print or Type Name

Print or Type Name

Terrabank, 1

Bv:

VECE PRES Print name: PETER A. RAME

Address:

3191 65RA6 PH-1

MEANE, FL. 33145

(Corporate Seal)

STATE OF FLORIDA	
) SS
COUNTY OF	ر
The foregoing instr of Terrabank, on behalf of produced	ument was acknowledged before me this day of 2003 by total A thrives Vice President the corporation. He/She is personally known to me or has a identification and did/did not take an oath. Notary Public-State of further
	Print Name alalinst Oution
	My Commission Expires:
	CAROLINA GARCIA MY COMMISSION # CC 865148 EXPIRES: November 7, 2003 Bonded Thru Notary Public Underwriters

EXHIBIT "A" LEGAL DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION:

(Composite Description)

The Northwest 1/4 of the Southwest 1/4; Less the East 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4; Less the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4; and Less the West 7 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4; all lying and being in Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida,

AND LESS;

The right of way for Empore Drive (SW 272nd Street), recorded In Official Records Book 8362 at Page 442 of the Public Records of Miami-Dade County, Florida, lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 277.30 feet to the POINT OF BEGINNING of the herein described tract of land; thence run South 0°58'36" East for a distance of 35.00 feet to a point of intersection with a line which is 35.00 feet South of and parallel to the North line of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along a line 35.00 feet South of and parallel to the North line of the Southwest 1/4 of said Section 33 for a distance of 165.00 feet; thence run North 0°58'36" West for a distance of 35.00 feet to the North line of the Southwest 1/4 of said Section 33; thence run South 88°49'03" West along the North line of the Southwest 1/4 of said Section 33 for a distance of 165.00 feet to the POINT OF BEGINNING,

AND LESS:

A Tract of land lying and being in the Northwest 1/4 of the Northwest 1/4 of Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 277.30 feet; thence run South 0°58'36" East for a distance of 35.00 feet to a point of intersection with the Southerly right-of-way line of Epmore Drive and the POINT OF BEGINNING of the herein described tract of land; thence run North 88°49'03" East along said right-of-way line for a distance of 165.00 feet; thence run South 0°58'36" East for a distance of 300.72

feet; thence run South 88°51'46" West for a distance of 165.00 feet; thence run North 0°58'36" West for a distance of 300.59 feet to the POINT OF BEGINNING,

AND LESS:

A Tract of land lying and being in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 33; thence run North 88°49'03" East along the North line of the Southwest 1/4 of said Section 33, said line being also the center line of Empore Drive (SW 272nd Street) for a distance of 442.30 feet to the POINT OF BEGINNING of the herein described tract of land; thence continue North 88°49'03" East along said center line for a distance of 35.00 feet; thence run South 0°58'36" East for a distance of 335.75 feet; thence run South 88°51'46" West for a distance of 35.00 feet; thence run North 0°58'36" West for a distance 335.72 feet to the POINT OF BEGINNING.

REDLAND ACRES AVOCADO HOMES

A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE ZONING HEARING PLANS REVIEW SW 1/4, SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST PLANS WITHIN THE SCOPE OF AD

PLANS NOT WITHIN THE SCOPE OF A

ON: 2114183

ZONING LEGENCE

PROPERTY ZONED

GROSS AND OF INTERIOR LOTS

FORM MANUEL OF LOTS

FORM MANUEL OF LOTS

FORM MANUEL OF LOTS

FORM MANUEL OF LOTS

TOTAL GROSS LOT AREA

AVENAGE LEG AND HITTINGS LOTS

AVENAGE LEG AND ALL LOTS

SA 746 SQUARG FOR O'
MIDDIAL LOT FRONTAGE LAT R/W LINE) SEC. 00 FOR 1

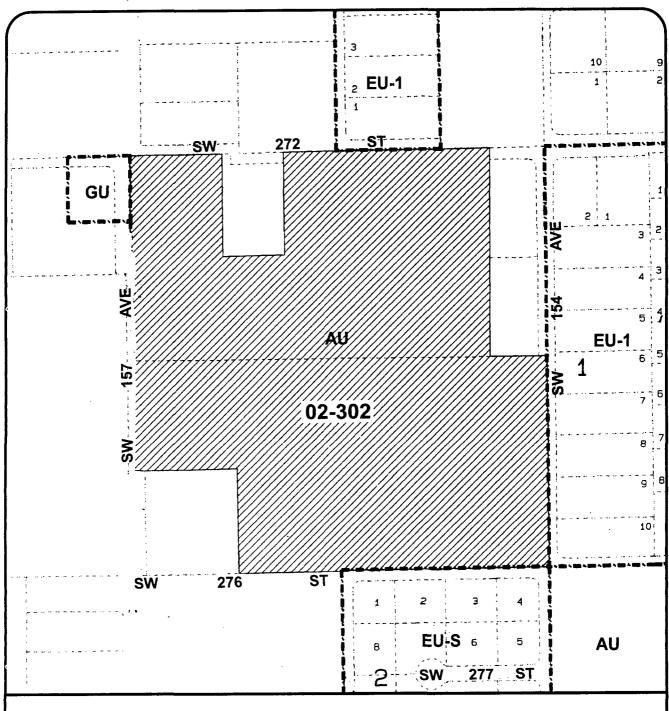
RECEIVED 202-302-50 FEB 14 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

SITE PLAN

E. R. BROWNELL & ASSOCIATES, IN

THIS IS NOT A BOUNDARY SURVEY



MIAMI-DADE COUNTY

HEARING MAP

C A L E

SUBJECT PROPERTY

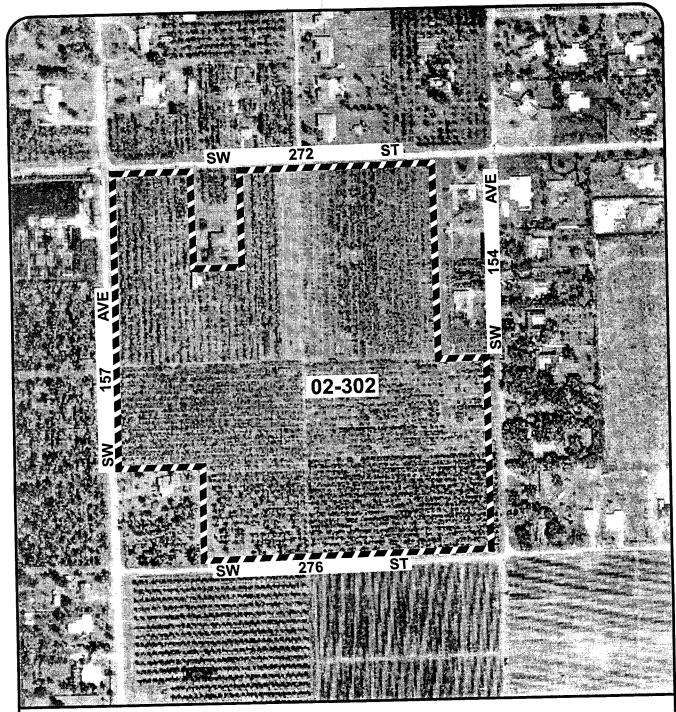
Section: 33 Township: 56 Range: 39

Process Number: 02000302

Applicant: AVOCADO ACRE HOMES DEV. CORP.

District Number: 08 Zoning Board: C14 Drafter ID: DIONNE Scale: 1:300'

MIAMI-DADE



MIAMI-DADE COUNTY

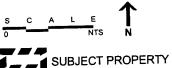
AERIAL

Section: 33 Township: 56 Range: 39 Process Number: 02000302

Applicant: AVOCADO ACRE HOMES DEV. CORP.

District Number: 08 Zoning Board: C14 Drafter ID: DIONNE

Scale: NTS





2. AVOCADO ACRE HOMES DEVELOPMENT CORP. (Applicant)

03-2-CZ14-1 (02-302) Area 14/District 8 Hearing Date: 2/25/03

Property Owner (if different from applicant) Same.					
Is there an option to purchase \square / lease \square the property predicated on the approval of the zoning request? Yes \square No \square					
Disclosure of interest form attached? Yes ☑ No □					
Previous Zoning Hearings on the Property:					
Year A	<u>pplicant</u>	Request	Board	Decision	
				NONE	

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Avocado Acre Homes Development Corp.	Lying on the Southeast corner of SW 272 ST and SW 157 AVE, Miami-Dade County, Fl		
APPLICANT	ADDRESS		
2/25/2003	02-302		
DATE	HEARING NUMBER		

ENFORCEMENT HISTORY:

No Violations as of February 12, 2003.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Avocado Acre Homes Development

PH: Z02-302 (03-2-CZ14-1)

Corporation

SECTION: 33-56-39

DATE: February 25, 2003

COMMISSION DISTRICT: 8

ITEM NO.: 2

A. INTRODUCTION

o REQUEST:

AU to EU-S

o <u>SUMMARY OF REQUEST:</u>

The request will allow the applicant to change the zoning on the subject property from Agricultural District to Estate Use Suburban District.

o <u>LOCATION:</u>

Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

o **SIZE:** 34.57± Acres

o IMPACT:

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. **ZONING HEARINGS HISTORY:** None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

Avocado Acre Homes Development Corporation 02-302 Page 2

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; grove

Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU & EU-1; single family

Residential, 1 to 2.5 dua

residences

SOUTH: AU & EU-S; grove & single

Residential, 1 to 2.5 dua

family residences (under

construction)

EAST: AU & EU-1; single family Residential, 1 to 2.5 dua

residence

WEST: AU & GU; grove & single

family residence

Agriculture

This approximate 35 acre parcel is located on the south side of SW 272 Street, east of SW 157 Avenue and west of SW 154 Avenue. The parcel is located on the Urban Development Boundary line. There are single family homes in the EU-1 neighborhood to the east with a new EU-S subdivision under construction to the south.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable

Location of Buildings: N/A

Compatibility: Acceptable

Landscape Treatment: N/A

Open Space: Acceptable

Buffering: N/A

Access: Acceptable

Parking Layout/Circulation: Acceptable

Visibility/Visual Screening: N/A **Energy Considerations:** N/A

Roof Installations: N/A

Service Areas: N/A N/A Signage:

Urban Design: N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM No objection
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools 30 students

H. ANALYSIS:

The subject property is located on the southeast corner of SW 272 Street and SW 157 Avenue. The applicant is seeking a district boundary change from AU, Agricultural District, to EU-S, Estate Use Suburban District. EU-S zoning permits a minimum lot area of 25,000 sq. ft., a minimum width of 125', and a minimum depth of 135'. Although not required to do so, the applicant submitted a site plan depicting the development of 46 residential lots. The applicant intends to proffer a covenant limiting the development of the site to said plans.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has no objections to this application. However, said Department will require that the lots facing SW 15 Avenue and SW 272 Street have circular driveways. The proposed zone change will generate an additional 53 p.m. daily peak hour vehicle trips on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "B" and "C."

This application will allow the applicant to provide additional housing for the community. The Master Plan designates this site for Estate Density residential use, which permits a maximum density of 2.5 units per gross acre for a maximum development of 86 units on this

Avocado Acre Homes Development Corporation 02-302 Page 4

site. The proposed EU-S zoning permits a density of 1.74 units per gross acre, for a maximum development of 60 residential units on this site. As such, EU-S zoning will be **consistent** with the Master Plan. The site plan submitted depicting 46 residential lots results in a density of 1.33 units per gross acre, which is consistent with the Master Plan. The surrounding area consists of AU and EU-1 zoning to the east, AU and EU-S zoning to the south, AU and GU zoning to the west, and AU and EU-1 zoning to the north. The plans submitted by the applicant incorporate sound urban design principles in that the applicant has provided connectivity to the adjacent properties. The proposed EU-S zoning as well as the site plan submitted will be compatible with the surrounding area. Accordingly, staff recommends approval of the zone change to EU-S, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the zone change to EU-S, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS**:

None.

DATE INSPECTED:

01/28/03

DATE TYPED:

02/05/03

DATE REVISED:

02/18/03; 02/20/03

DATE FINALIZED:

02/20/03

DO'OW:AJT:MTF:REM:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Allito J. Tones

Planning and Zoning



MEMORANDUM



TO:

Diane O' Quinn-Williams, Director

Department of Planning and Zoning

NOV 25 2002

MAMA-DADE COUNTY DIRECTOR'S OWICE DATE:

November 14, 2002

SUBJECT:

C-14 #Z2002000302

Avocado Acre Homes Development

Corp.

SEC of SW 157th Avenue & SW 272nd

Street

DBC from AU to EU-S

(34.57 Ac.)

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 1,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,020 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

C-14 #Z2002000302 Avocado Acre Homes Development Corp. Page 2

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

C-14 #Z2002000302

Avocado Acre Homes Development Corp.

Page 3

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Avocado Acre Homes Development Corporation

This Department has no objections to this application.

Lots facing SW 157 Ave. and SW 272 St. must have circular driveways.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 53 PM daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9920	SW 264 St. e/o Krome Ave.	В	В
F-8	S. Dixie Hwy. s/o SW 232 St.	В	В
9860	SW 157 Ave. s/o SW 272 St.	С	С
9926	SW 280 St. e/o US-1	C	С

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Raul A. Pino, P.L.S. FEB. 1 0 2003

Date

MIAMI-DADE FIRE RESCUE DEPARTMENT ZONING COMMENTS

Hearing Number:	02	- 302					C	-14	
Service Impact:	1 Yes	□ No							
Location:	SEC.	sw 157	AVE. S	f sw	272	5 <i>7</i> .			
Recommendation:	No obje No obje Denial	ction ction with cond	ition(s) _ -	*	Pla	ans: 🔲)			
*				·					
Estimated number of	of alarms	generated anni	ually by apı	plication:		15		AU 70	EU-5
If there is an impact	, below is	the service ava	ailability:					34.5	<i>4</i> C.
Station District	6	Grid <u>25/</u>	20	U/SF _	60		Occupano	су Туре	/
Impact of additional	calls on c	losest station:	Minima	al Impact.					
			□Moder	ate Impac	t. Planned s	station(s)	will mitigate	impact.	
Planned Service to I	Mitigate:			•					
Service		•			Location			Year to be Completed	ŀ
			-						
☐ None									
ACCESS: Description of Conce	ern(s):								
lever to active Access lane Turnabout for the AHJ sha	rate the ga s are to b or fire app II be perm	t have a minimate for fire depa e a minimum o aratus shall ha hitted) (Florida l Vater Supply E	artment us f 20 feet w ve a minim Fire Prever	e. ride with a num cente ntion Code	vertical clea rline radius (rance of of 50 feet	13 feet 6 ind (T or Y tur	ches.	
			١						
OTHER CONCERN	(S):								
						· 			
Reviewed by:	Carlos He	eredia	F	Phone: _	(786) 331	-4544	Date:	January 13,	



Miami-Dade County Public Schools

4-03

1:05PM;

giving our students the world

Administrative Director Ana Rijo-Conde, AICP

Sent By: HP LaserJet 3100;

February 14, 2003

Miami-Dade County School Board Dr. Michael M. Krop, Chair Dr. Robert B. Ingram. Vice Chair Agustin J. Barrera Frank J. Bolaños Frank J. Cobo Perla Tabares Hantman Betsy H. Kaplan Dr. Marta Pérez Dr. Solomon C. Stinson

Superintendent of Schools Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor Miami-Dade County Department of Planning and Zoning Zoning Evaluation Section 111 N.W. 1 Street, Suite 1110 Miami, Florida 33128

Avocado Acre Homes Development Corp. - Application No. 02-302 (CC14) Re: Southeast corner of SW 272 Street and SW 157 Avenue

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Redland Elementary, Redland Middle and South Dade Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers February 14, 2003 Page Two.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good

Coordinator III

PG:am L-843 Attachment

cc: Ms. Ana Rijo-Conde

Mr. Fernando Albuerne

Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION:

No. 02-302, Avocado Acre Homes Development Corp. (CC14)

REQUEST:

Zone change from AU to EU-S

ACRES:

34.57± acres

LOCATION:

Southeast corner of SW 272 Street and SW 157 Avenue

UNITS:

46 units (as per site plan submitted)

ESTIMATED

STUDENT

POPULATION:

30 students*

ELEMENTARY:

16

MIDDLE:

7

SENIOR:

7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:

Redland Elementary - 24501 Sw 162 Ave.

MIDDLE:

Redland Middle - 16001 SW 248 St.

SENIOR HIGH:

South Dade Senior - 28401 SW 167 Ave.

^{*} Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

,	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	
Redland Elem.	1072	829	129%	0	
Redland Middle	1763	1144	154%	25	
South Dade Sr.	2824	1871	151%	283	

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Redland Elementary:

In each classroom, in special Access to computers:

computer labs and media center

None Capital Improvements since 1990:

FL School Recognition as an "A+" Recognition for Academic Achievement:

School

Before/After-school Care Special Programs:

Begins at 10:15 a.m. Lunch schedule:

Non-instructional space utilized for None

instructional purposes:

Spanish S/SL Teachers required to float/travel:

14-03 1:06PM:

Redland Middle:

Access to computers:

In special computer labs and media

center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

Silver Award

Special Programs:

Tutoring

Lunch schedule:

Begins at 11:19 a.m.

Non-instructional space utilized for

instructional purposes:

Auditorium

Teachers required to float/travel:

Language Arts, ESOL, Math,

Science and Geography

South Dade Senior High:

Access to computers:

In each classroom, in special

computer labs and in the Media

Center

Capital Improvements since 1990:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for

instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge,

Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English,

Economics and Electives

Projected Occupancy Date

August/2003

PLANNED RELIEF SCHOOLS IN THE AREA (information as of January 2003):

School
*Status
*State School "HHH" Construction
at Robert Morgan Vocational Tech.
18180 SW 122 Avenue
Miami, FL 33177

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$174,990.

CAPITAL COSTS: Based on the State's January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY 16 x \$ 13,063 = \$ 209,008 MIDDLE 7 x \$ 14,978 = \$ 104,846 SENIOR 7 x \$ 19,820 = \$ 138,740

Total Potential Capital Cost \$ 452,594

^{*} Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.



202-302

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Avocados Acre Homes Development Corpo	oration
NAME AND ADDRESS	Percentage of Stock
Richard M. Brenner	100%
If a TRUST or ESTATE owns or leases the subject property, list the trus of interest held by each. [Note: Where beneficiaries are other that disclosure shall be made to identify the natural persons having the ultimate TRUST/ESTATE NAME:	n natural persons, further
	D
NAME AND ADDRESS	Percentage of Interest
-1-47 HYIE 7-11-40-7-10-0-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
If a PARTNERSHIP owns or leases the subject property, list the princ limited partners. [Note: Where partner(s) consist of other partnership(s similar entities, further disclosure shall be made to identify the natural pownership interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:), corporation(s), trust(s) or
NAME AND ADDRESS	Percentage of Ownership
TWINE THE TOP	

If there is a CONTRACT ? PURCHASE by a Corporation, Trust ? Partnership, list purchasers below including principal c ars, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

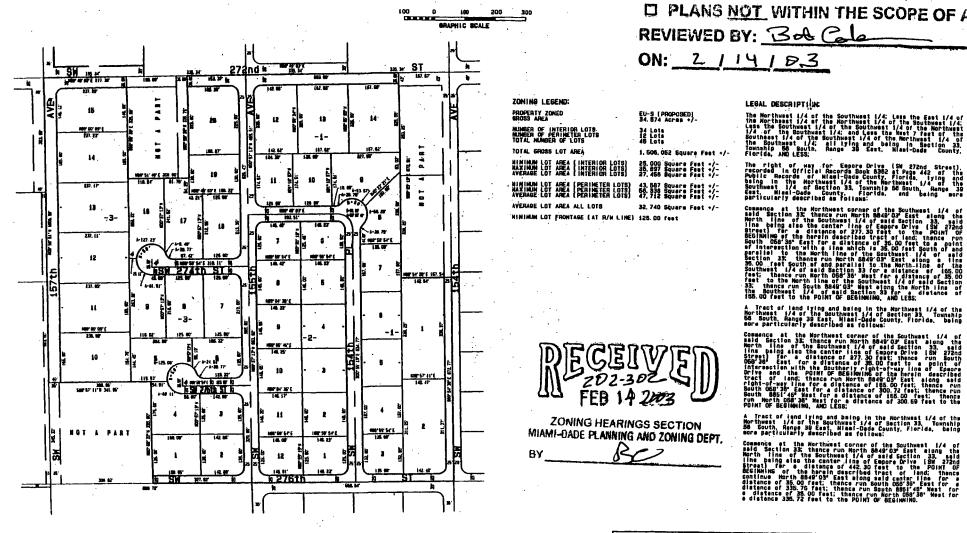
NAME OF PURCHASER:			
NAME AND ADDRESS (if applicable)		Percentage Interest	of
		·.	
			,
		·	
	÷		
Date of contract:			
If any contingency clause or contract terms involve additional parties, lis a corporation, partnership or trust:	it all in	idividuals or office	ers, if

NOTICE: For changes of ownership or changes in purchase contrapplication, but prior to the date of final public hearing, a interest is required.			
The above is a full disclosure of all parties of interest in this application and belief. Signature:	to the	best of my knowl	edge
(Applicant)			
Sworn to and subscribed before me this 3 day of 3 day of known to me or has producedas	<u>ಎಯಾ</u> identi	Affiant is perso	nally
Encommanden* (Notary Public) ERICA CAMMAR	FRI	7 1	
My commission expires MY COMMISSION # DI EXPIRES: October 3 Bonded Thru Noterry Public U	0 068300		

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

REDLAND ACRES AVOCADO HOMES

A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE ZONING HEARING PLANS REVIEW SW 1/4, SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST PLANS WITHIN THE SCOPE OF AD



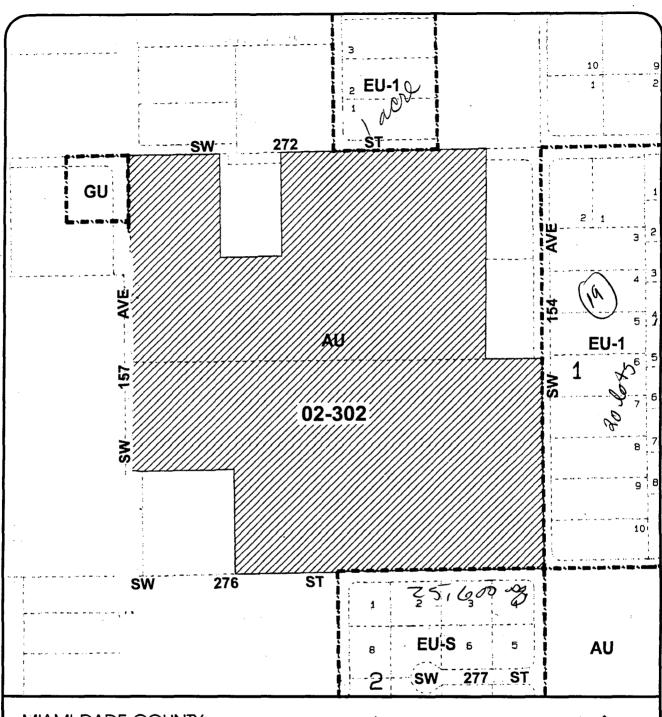
SITE PLAN
E. R. BROWNELL & ASSOC

E. R. BROWNELL & ASSOCIATES, II

COMMATTION DESCRIPTION
LANG. MARCH.
L

THIS IS NOT A BOUNDARY SURVEY

Friends and Street St. and Friends St. Street St. Friends St. St. St. St. St.



MIAMI-DADE COUNTY

HEARING MAP

Section: 33 Township: 56 Range: 39

Process Number: 02000302

Applicant: AVOCADO ACRE HOMES DEV. CORP.

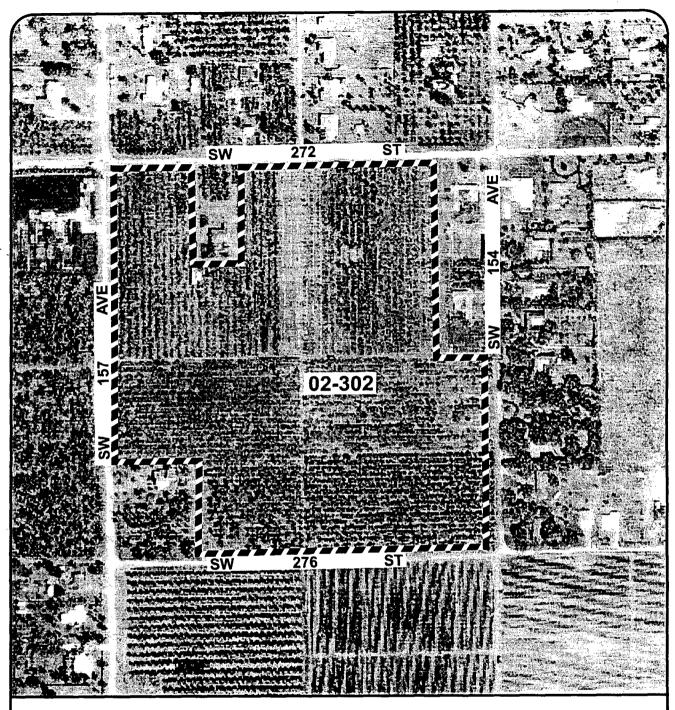
District Number: 08
Zoning Board: C14
Drafter ID: DIONNE

Scale: 1:300'



SUBJECT PROPERTY





MIAMI-DADE COUNTY

AERIAL

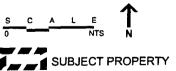
Section: 33 Township: 56 Range: 39

Process Number: 02000302

Applicant: AVOCADO ACRE HOMES DEV. CORP.

District Number: 08
Zoning Board: C14
Drafter ID: DIONNE

Scale: NTS





MEMORANDUM

TO:

Diane O'Quinn Williams

DATE:

September 27, 2002

Director

Department of Planning and Zoning

FROM:

Danny Alvarez, Directo

Miami-Dade Transit

SUBJECT:

FY03 Blanket Concurrency

Concurrency Approval for

Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc:

Aurelio Rodriguez, Assistant Director

Mario G. Garcia, Chief

TO CT. 174 WE'RS DADE SSA MA" ME

TO:

Guillermo E. Olmedillo. Director Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency

Approval

FROM:

Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

ŝ

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Waste Managemen

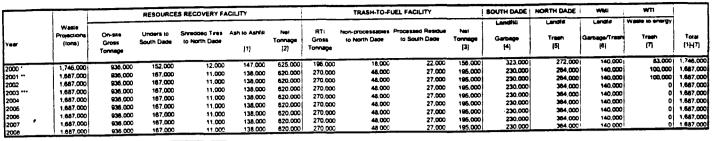
The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM





RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870.000	65,000	\$36,000 (93%G/7%T)
		196,000	196,000 (RTI)
" TOTAL & 1 59M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270.000 (RTI)
*** TOTAL @ 1.69M	870.000	66,000	936,000 (93%G/7%T)
TW et 900,000 en WTI		270,000	270.000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1.69 MILLIONS TO	NS		
GARBAGE 56 4%			952.000
TRASH 43 3%			730.000
SPECIAL 0 3%			5.000
TOTAL			1,687,000

Capacity Capacity State Capacity	South Dade	IAINING CAPACITY BY FACILITY	South Dade North	Dade South Dade (w/o cell 5)
\$ 1,5000 \$ 1				city *** (se tess 4.4 m tons)
Section Sect				13,000 4,748,000
285.000 101 2.855.000 2.7727.000 3.856.000 3.556.0000 3.556.00000 3.556.00000 3.556.00000 3.556.00000 3.556.00000 3.556.00000 3.556.00000 3.556.00000 3.556.00000 3.5		- Cepacky		71,000 4,425,000
8.385.00 002 003 003 003 003 003 003 003 004 005 005 005 005 005 006 007 007 007 007 007 007 008 008 008 009 009 009 009 009 009 009		Y		07,000 4,195,000
8.135.00 004 005 005 006 007 007 007 007 007 007 008 007 008 007 008 008				13,000 3,985,000
7,905,00 00 00 00 00 00 00 00 00 00 00 00 00				79,000 3,735.000
7,875,00 06 2,175,000 7,275,000 7,275,000 7,275,000 7,275,000 06 1,899,000 1				15,000 3,506.000
2.175.000 7.445.000 7.215.000 7.215.000 7.215.0000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.000000 7.215.000000 7.215.000000 7.215.000000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000 7.215.00000000000000000000000000000000000				
007				51,000 3,275,000 87,000 3,045,000
6 985.00 06				
1006 1,899,000 6,985,00 107 1,791,000 6,275,00 1010 1,825,000 6,285,00 1011 1,485,000 6,085,00 1012 1,347,000 5,085,00 1013 1,200,000 5,835,00 1014 1,071,000 5,085,00 1015 933,000 5,375,00 1016 7,95,000 5,145,00 1017 657,000 4,915,00 1018 5,19,000 4,915,00 1019 381,000 4,225,00 1020 2,230,00 4,225,00 1021 105,000 3,732,0 1022 105,000 3,732,0 1023 2,230,00 3,234,00 1024 0 2,280,00 1025 0 2,280,00 1026 0 2,280,00 1027 0 2,280,00 1028 0 0 1,524,0 1029 0 1,524,0 1,524,0 1029 0 1,524,0 1,524,0 1029		.7 2.037.000		
99 1,761,000 6,785,00 101 162,2000 6,225,00 111 1485,000 6,285,00 112 1347,000 6,085,000 113 1,206,000 5,805,000 114 1,071,000 5,605,00 115 1,000 1,000 5,605,00 116 1,000 1,000 1,000 1,000 1,000,00 117 1,000 1,000 1,000 1,000 1,000,00 118 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000 1,000,00 119 1,000 1,000 1,000 1,000,00 11,000 1,000 1,000 1,000 1,000,00 11,000 1,000 1,000 1,000 1,000 1,000,00 11,000 1,000 1,000 1,000 1,000 1,000,00 11,000 1,0				59,000 2,565,000
10 1.623.000 6.525.00 11 1.623.000 6.085.00 12 1.347.000 6.085.00 13 1.200 5.805.00 14 1.200 5.805.00 15 1.300 5.805.00 15 1.300 5.805.00 15 1.300 5.805.00 15 1.300 5.805.00 15 1.300 5.805.00 15 1.300 5.805.00 15 1.300 5.805.00 16 795.000 5.375.00 17 657.000 4.915.00 18 19 381.000 4.455.00 18 381.0000 4.455.00 18 381.0000 4.				95,000 2,355,000
11 1,485,000 6,285,00 12 1,347,000 6,085,00 13 1,209,000 5,835,00 14 1,071,000 5,805,00 15 933,000 5,375,00 16 7,95,000 5,145,00 17 657,000 4,915,00 18 519,000 4,855,00 19 381,000 4,455,00 20 243,000 4,255,00 21 105,000 3,995,00 22 0 3,334,00 22 0 3,334,00 22 0 3,334,00 22 0 3,334,00 22 0 3,334,00 22 0 3,334,00 22 0 2,280,00 22 0 2,280,00 22 0 1,820,00 22 0 1,820,00 22 0 1,820,00 22 0 1,820,00 23 1,820,00 23 1,820,00 23 1,820,				31,000 2.125.000
112			6.295,000	0 1,895.000
1209.000 5.815.00 1014 1.071.000 5.805.00 1015 933.000 5.375.00 1016 795.000 5.145.00 1017 657.000 4.915.00 1018 519.000 4.685.00 1019 310.000 4.225.00 1020 243.000 3.195.00 1021 105.000 3.195.00 1022 3.195.000 3.195.00 1022 3.195.000 3.195.00 1023 3.195.000 3.195.00 1024 3.195.000 3.195.000 3.195.000 1025 3.195.000 3.195.000 3.195.000 1026 3.195.000 3.195.000 3.195.000 1027 3.195.000 3.195.00			6,085,000	0 1,665,000
1,071,000			5.835.000	0 1.435.000
933.000 5.375.00 1616 795.000 5.145.00 177 657.000 4.915.00 188 519.000 4.865.00 199 301.000 4.225.00 120 243.000 3.396.00 121 105.000 3.792.00 122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,605,000	·	5,605.000	0 1.205.000
785,000 5,145,00 117 657,000 4,455,00 118 519,000 4,465,00 119 381,000 4,455,00 120 243,000 4,455,00 121 105,000 3,995,00 122 0 0 3,304,00 122 0 0 3,304,00 122 0 0 0 3,304,00 122 0 0 0 2,265,00 122 0 0 0 2,265,00 122 0 0 0 2,265,00 122 0 0 0 2,265,00 123 0 0 0 2,265,00 124 0 0 0 0 0 0,265,00 125 0 0 0 0 0,265,00 126 0 0 0 0 0,265,00 127 0 0 0 0 0,265,00 128 0 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0 0,265,00 129 0 0 0 0 0 0 0 0 0 0 129 0 0 0 0 0 0 0 0 0 0 129 0 0 0 0 0 0 0 0 0 0 0 129 0 0 0 0 0 0 0 0 0 0 0 129 0 0 0 0 0 0 0 0 0 0 0 0 129 0 0 0 0 0 0 0 0 0 0 0 0 0 129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5.375.000		5.375.000	0 975,000
177 657.000 4.915.00 18.	5,145,000		5.145.000	0 745.000
18	4,915,000		4,915,000	0 515,000
381.000 4.455.00 201 243.000 4.225.00 202 25 0 0 3.732.00 202 0 0 3.732.00 203 0 0 0 3.364.00 204 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,685,000	•	4,685,000	0 285.000
220		•	4.455.000	c 55.000
195.00		•	4.225.000	0 -175,000
122 0 3.732.0 123 0 3.384.0 124 0 2.986.0 125 0 2.826.0 126 0 2.826.0 127 0 1.822.0 128 0 1.524.0 129 0 1.524.0 130 0 1.524.0 1310 0 1.524.0 1311 0 1.526.0 1313 0 1.526.0 1313 0 1.526.0 1315 0 1.526.0 1315 0 1.526.0 1315 0 1.526.0 1315 0 1.526.0 1315 0 1.526.0 1315 0 1.526.0 1315 0 1.526.0 1316 0 1.526.0 1317 0 1.526.0 1318 0 1.526.0 1318 0 1.526.0 1319 0 1.526.0 1320 0 1.526.0			3.995.000	0 -405.000
3.384.0 21 0 3.384.0 22 0 2 2,965.0 23 0 2,965.0 25 0 0 2,2800.0 26 0 2,2800.0 27 0 0 1,820.0 28 0 0 1,554.0 29 0 0 1,554.0 30 0 1,550.		,,	3.732.000	0 -868.000
2996.0 295 295 296 297 297 297 297 297 298 298 298 298 298 298 298 298 298 298		•		0 -1,036,000
2826.0 2.826.0		,		0 -1.404.000
2,260.0 27 28 29 29 30 31,195.0 30 31 31 32 32 33 33 30 31 31 30 31 31 31 31 31 31 31 31 31 31 31 31 31				0 -1,772.000
1892.0 27 28 29 30 31 30 31 31 32 33 33 34 35 36 36 36 37 38 38 39 39 39 39 39 39 39 39 39 39 39 39 39		•		0 -2,140,000
1 524.0 28 0 1 524.0 29 0 1 156.0 30 0 1 156.0 31 0 420.0 32 0 52.0 33 0 3116.0 34 0 684.0 35 0 684.0 36 0 1 1620.0 37 0 1 1780.0 38 0 1 1780.0 39 0 1 1780.0 39 0 1 1780.0 39 0 1 1780.0 39 0 1 1780.0		-		0 -2,508.000
1,156.0 199 0 1,156.0 198 0 1,156.0 198 0 1,156.0 198 0 1,156.0 198 0 1,156.0 198 0 1,156.0 1,		· · · · · · · · · · · · · · · · · · ·		•
788.0 788.0 303 303 304 305 305 306 307 308 308 308 308 309 308 309 308 309 309 309 309 309 309 309 309 309 309		28 C		
330 0 788.0 331 0 420.0 332 0 52.0 333 0 318.0 334 0 684.0 335 0 1.052.0 336 0 1.420.0 337 0 1.780.0 336 0 1.780.0 337 0 1.780.0 338 0 2.155.0		29 0		0 -3,244,000
333 0 420.0 332 0 52.0 333 0 316.0 334 0 684.0 335 0 684.0 336 0 1.052.0 337 0 1.420.0 337 0 1.780.0 338 0 1.780.0 339 0 1.780.0 331 0 1.780.0 332 0 1.780.0 333 0 1.780.0 334 0 1.780.0 335 0 1.780.0 336 0 1.780.0 337 0 1.780.0 338 0 1.780.0 339 0 1.780.0 330 0 1.780.0 330 0 1.780.0 330 0 1.780.0 330 0 1.780.0 330 0 1.780.0 330 0 1.780.0 330 0 1.780.0 340 0 1.780.0 340 0 1.780.0 340 0 1.780.0 340 0 1.780.0			788.000	0 -3.612.000
52.0 52.0 52.0 52.0 52.0 52.0 52.0 52.0			420.000	0 -3,980,000
333 3 318,0 334 0 684,0 335 0 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	52,000		52,000	0 -4,348.000
034 0 684.0 035 0 -1.052.0 036 0 0 -1.450.0 037 0 0 -1.788.0 038 0 2.156.0	-316.00		-316.000	0 -4,715,000
035 0 -1.052.0 036 0 1.420.0 037 0 9 1.788.0 038 0 9 2.156.0	-664.00	•	-684,000	0 -5,084,000
1.4200 1036 0 0 1.788.0 1037 0 0 1.788.0 1038 0 0 1.788.0			-1.052.000	0 -5,452,000
0 1.788.0 005 0 2.156.0		-	-1,420,000	0 -5.820.000
0 2.155.0		•	1.788.000	0 -6.188.000
			2.156.000	0 -6,556,000
0 - 2.220		 •		0 -6,924,000
	-2.324.00	JU C	-2.524.000	
xal Remaining Years 21	_		32	10 19

"Ashfar capacity includes call 17-20 calls 19-20 have not been constructed."
"South Dash includes calls 3, 4 and 5, call 5 has not been constructed. Once aem66 capacity is used up can goes to South Dash Ashame as under consumer capacity whether or not it is used as cover."
"North Dash capacity represents busined of the facility. When North Dash landfar capacity is operated to the acceptance of the capacity of Asham-Dash County Landfar language properties by the Engineering Division of the Department of South Washe Management. Dashd October 1995.

con2000wo8ED

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director

DATE:

August 6, 2002

Department of Planning and Zoning

SUBJECT: Concurrency Approval

FROM:

Vivian Donnell Rodriguez

Director

Park and Recreation Departm

B

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

MANIFDADE COUNTY DIRECTOR'S OFFICE DITT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total	Total Need @ opulation 2.75 Acres Per 1000 (Acres)	Exist	ing Local Open	Total Local	Surplus (Deficit)	Level	
	FOPULAL TON	Populacion	ropulation		Park Acres	School field Acres	1/2 Private Acres	Open Space	•	of Service
E 30 5	********	*********					========	27 p 2 4 5 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	16=#############	: #2 # 2 # 5 # 5
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	. 85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2.246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
							**********			:=======
Tr:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522



MEMORANDUM

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning,

FROM: Danny Alvarez, Executive Director

Office of Public Transportation Managemen

DATE:

September 3, 2002

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes Mario G. Garcia



TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

			RESOURCE	S RECOVERY	FACILITY		RTI FACILITY		LANDFILLS			MUEEL ABBASSS			
											SOUTH	NODTH DASE	WMI	WHEELABRATOR (contract had ended on	
											DADE	NORTH DADE	WWI	12/31/02)	
	Waste	On-site		Shredded				RTI Rejects to	Okeelanta						
Year	Projections	Groce	Unders to	Tires to	Ash to	Net	RTI Gross	North Dade	Ash to R.R.	Tonnage	Garbage	Trash	Garbage	Trash	Total
	(tons)	Tonnage	South Dade	South Dade	Ashfill	Tonnage	Tonnage	and Medley	Ashfill		y -		&Trash		,
	, ,					10)		Landfill		***	(5)		170	100	(4) (0)
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000 122,000	604,000	270,000 270,000	54,000 67,000	27,000	189,000	410,000		146,000	8,000	1,836,000
2004	1,715,500 1,715,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000	622,000 622,000	270,000	67,000	27,000 27,000	176,000 176,000	273,500 273,500		100,000 100,000	0	1,715,500 1,715,500
2005	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270.000	67,000	27,000	176,000	263,500		100,000	ő	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500		100,000	ŏ	
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	~263,500		100,000	0	
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURC	ES RECOVER	Y	GARBAGE	TRASH	TIRES	TOTAL									
• TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		e; 9% Trash, inclu	des Tires)						
" TOTAL	@ 1.72M		853,000	69,000 270,000	14,000	936,000 270,000		je; 9% Trash, inclu	des Tires)						
··· TOTAL	*** TOTAL @ 1.71M 853,000 69,000 14,000 936,000 (9 270,000 CR					e; 9% Trash, inclu	des Tires)								
TOTAL WA	TOTAL WASTE STREAM PE		S @1.84 MILL	IONS TONS											
GARBAGE			997,000												
TRASH 44			816,000												
TOTAL	ncludes Tires)	1.3%	24,000 1.837.000											,	
REMAININ	G CAPACITY E	BY FACILITY A	T END OF FISC	CAL YEAR											
					Ashfill						outh Dade	North Dade	WMI		
Year					Capacity *						Capacity **		Disposed		
Base Cap	acity				207,000			· .			4,352,000		146,000		
2003	•				61,000						3,942,000		100,000		
2004					0						3,668,500		188,000		
2005					O.						3,395,000		249,000		
2006					0						3,131,500		249,000		
2007					0						2,868,000		249,000		
2008 2009					0						2,604,500 2,341,000		249,000 249,000		
2010					0						2,077,500		249,000		
2011					0						1,702,000		500,000		
2012					Ö						1,294,500		500,000		
2013					0						887,000		500,000		
2014					0					•	479,500		500,000		
2015					0						72,000		500,000		
2016					0						0				
2017					0						0				
2018					U						U	· U			
Total Ren	naining Years				0						12	6			

- * Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (VMN).
- ** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
- *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
- **** Maximum Contractual Tonnage per year to VMII is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. VMII disposal contract ends September 30, 2015. After VMII disposal contract ends tonnage goes to South Dade Landfill. All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

TO:

27 27.174 WE'RS DADE SSA WAY ME!

Guillermo E. Olmedillo. Director Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency
Approval

FROM:

Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



TO:

Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director,

Department of Solid Waste Management

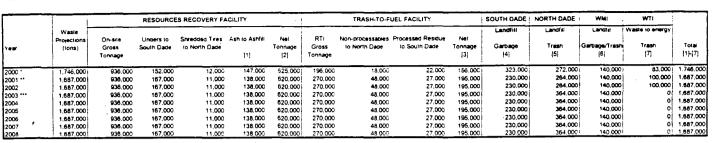
The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks. Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM





RESOURCES	GARBAGE	TRASH	TOTAL	
TOTAL @ 175M	870,000	66,000	936.000 (93%G/7%T)	
		196,000	196,000 (RTI)	
" TOTAL @ 1 69M	870,000	66,000	936.000 (93%G/7%T)	
		270,000	270.000 (RTI)	
··· TOTAL @ 1.69M	870,000	66,000	936.000 (93%G/7%T)	
w/o 100.000 to WTI		270,000	270,000 (RTI)	
TOTAL	WASTE STREAM	PERCENTAGES		
@1.69 MILLIONS TO	NS			
GARBAGE 56 4%			952.000	
TRASH 43 3%			730,000	
SPECIAL 0.3%			5.000	
TOTAL			1,687,000	

MAINING CAPACITY BY FACILITY				
	Ashfill	South Dede	North Dade	South Dade (w/o cell 5)
ar	Capacity *	Capacity **	Capacity ***	fie less 4.4 m tons
ise Capacity	3,150,000	9,148.000	3,943,000	4,748.000
oo ´	3,003,000	8.625,000	3.671,000	4,425.000
01	2.865.000	8,595,000	3,407,000	4,195.000
02	2,727.000	8,365.000	3.143.000	3,965,000
03	2,589,000	8,135,000	2,779,000	3,735,000
04	2,451,000	7,905.000	2,415,000	3,505,000
05	2,313,000	7,675,000	2,051,000	3,275.000
06	2,175.000	7,445,000	1,687,000	3,045.000
07	2.037.000	7.215.000	1,323,000	2,815,000
08	1,899,000	6.985.000	959,000	2.585.000
09	1,751,000	6.755,000	595.000	2,355,000
10	1,623.900	6,525,000	231,000	2.125.000
111	1.485.000	6.295,000	C	1,895.000
12	1,347,000	6,065.000	0	1.665.000
13	1,209,000	5.835.000	0	1,435.000
14	1.071.000	5,605,000	C	1,205,000
15	933,000	5.375.000	0	975,000
16	795,000	5.145.000	0	745.000
17	657.000	4.915.000	0	515.000
18	519,000	4.685,000	c	285,000
19	381.000	4,455,000	e	55.000
20	243.000	4.225.000	0	-175.000
21	105.000	3.995.000	0	-405,00 0
22	0 .	3,732.000	0	-668.000
23	0	3,364,000	٥	-1,036,000
24	3	2,996 000	0	-1,404,000
25	0	2.628.000	ē.	-1,772.000
26	G	2.260.000	0	-2,140,000
27	. 0	1,892,000	0	-2,508.000
28	C	1,524,000	0	-2,876.000
29	0	1,156,000	0	-3,244,000
30	0	788.000	0	-3,612.000
31	0	420.000	D	-3,980,000
032	ð	52.000	0	-4,348.000
333	5 ·	-316,000	0	-4,716.000
34	0	-684,000	0	-5,084,000
35	0	-1.052.000	0	-5.452.000
36	0	-1,420.000	0	-5,820,000
37	0	-1,788,000	0	-6,188,000
35	0	2,156,000	0	-6,556,000
139	© .	-2.524.000	0	-5,924,000
_	0			
lal Remaining Years	21	32	10	19

"Ashle capacity includes cast 17-20, cells 19-20 have not been constructed."
"South Date includes calls 3, 4 and 5 cell 5 has not been constructed. Once ashle capacity is used up an open to South Date. Assumes at under to consumes capacity whether or not it is used as cover ""North Date capacity represents builduit of the facient. When North Date landfile capacity is declered trash is exported. At expecting larges are served from the Capacity with Mann-Date Capacity capacity of present by the Engineering Division of the Department of Solid Waste Nanagement, Dated October 1999.

con2000woBED

MEMORANDUM

TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD 2000		Accrued	Total	Need @ 2.75 Acres	Exist	ing Local Open	Space	Total Local	Surplus (Deficit)	Level of
	Population	Population	Population	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	•	Service
====	========		=======================================	=======================================		*************			===== == ======	¢======
1.	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
===:	=======================================	=======================================	== ==================================		=======================================	=======================================	=======================================		======= =============================	=======
	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495